

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/26-28 Dalgety Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000

&

\$630,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2021

to 30/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17/23-25 Charnwood Rd ST KILDA 3182	\$613,000	30/03/2021
2	1/38 Mitford St ELWOOD 3184	\$600,000	28/02/2021
3	11/36 Brighton Rd BALACLAVA 3183	\$592,500	24/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/08/2021 11:15



Rooms: 3
Property Type: Apartment
Land Size: 98 sqm approx
Agent Comments

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Indicative Selling Price
\$575,000 - \$630,000
Median Unit Price
June quarter 2021: \$632,500

Comparable Properties



17/23-25 Charnwood Rd ST KILDA 3182 (REI) **Agent Comments**



Price: \$613,000
Method: Private Sale
Date: 30/03/2021
Property Type: Apartment



1/38 Mitford St ELWOOD 3184 (VG) **Agent Comments**



Price: \$600,000
Method: Sale
Date: 28/02/2021
Property Type: Stratum Flat



11/36 Brighton Rd BALACLAVA 3183 (REI/VG) **Agent Comments**



Price: \$592,500
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment

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