

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

1/57 CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

2/57 CHAPEL STREET ST KILDA VIC 3182	\$613,000	04-Feb-22
36/16A CHAPEL STREET ST KILDA VIC 3182	\$610,000	24-Nov-21
21/99 ALMA ROAD ST KILDA EAST VIC 3183	\$610,000	26-Mar-22

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 6 months.~~

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Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**2/57 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$613,000 Sold Date **04-Feb-22**

2 1 1

Distance -



**36/16A CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$610,000 Sold Date **24-Nov-21**

2 1 1

Distance **0.1km**



**21/99 ALMA ROAD ST KILDA EAST
VIC 3183**

Sold Price

Sold Date **26-Mar-22**

2 1 1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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