

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

2/57 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb St Kilda

Period - From 11/01/2021

to

10/01/2022

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	36/16a Chapel St ST KILDA 3182	\$610,000	01/12/2021
2	8/15 Burnett St ST KILDA 3182	\$600,000	27/11/2021
3	8/18 Chapel St ST KILDA 3182	\$585,500	23/11/2021

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:

11/01/2022 09:15



Rooms: 3
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
11/01/2021 - 10/01/2022: \$570,000

Comparable Properties



36/16a Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 01/12/2021
Property Type: Apartment



8/15 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Apartment



8/18 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$585,500
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336