

# 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

24/16a Chapel Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb St Kilda East

Period - From 06/10/2019 to 05/10/2020 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	9/9 The Avenue WINDSOR 3181	\$435,000	08/07/2020
2	9/4 Dickens St ELWOOD 3184	\$405,000	04/06/2020
3	6/83 Westbury St ST KILDA EAST 3183	\$380,000	09/07/2020

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:

06/10/2020 13:20



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/9 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$435,000

**Method:** Auction Sale

**Date:** 08/07/2020

**Rooms:** 2

**Property Type:** Apartment



**9/4 Dickens St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 04/06/2020

**Property Type:** Apartment



**6/83 Westbury St ST KILDA EAST 3183 (VG)**

Agent Comments



**Price:** \$380,000

**Method:** Sale

**Date:** 09/07/2020

**Property Type:** Strata Flat - Single OYO Flat