

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

305/126-126A 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

or range
between

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 2024

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

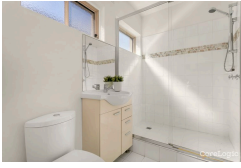
8/35 CARLISLE STREET ST KILDA VIC 3182	\$359,932	24-Apr-24
102/43 DUKE STREET ST KILDA VIC 3182	\$366,500	28-May-24
7/23 IRWELL STREET ST KILDA VIC 3182	\$365,000	17-Jul-24

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.~~

This Statement of Information was prepared on: 24 September 2024

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**8/35 CARLISLE STREET ST KILDA
 VIC 3182**

1 1 1

Sold Price **\$359,932** Sold Date **24-Apr-24**

Distance **0.81km**



**102/43 DUKE STREET ST KILDA
 VIC 3182**

1 1 1

Sold Price **\$366,500** Sold Date **28-May-24**

Distance **0.16km**



**7/23 IRWELL STREET ST KILDA
 VIC 3182**

1 1 -

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **17-Jul-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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