

# 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

4/51 Chapel Street, St Kilda Vic 3182

### Indicative selling price

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

Single price

\$400,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

30/06/2024

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	36/12 Clyde St ST KILDA 3182	\$410,000	02/09/2024
2	5/20a Albion St BALACLAVA 3183	\$400,000	22/08/2024
3	15/11 Kooyong Rd ARMADALE 3143	\$400,000	01/08/2024

**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:

25/09/2024 14:48

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**Indicative Selling Price**

\$400,000

**Median Unit Price**

June quarter 2024: \$560,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**36/12 Clyde St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment



**5/20a Albion St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Apartment



**15/11 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 01/08/2024

**Property Type:** Apartment

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