

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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

5/40 SYCAMORE GROVE BALACLAVA VIC 3183	\$345,000	22-Nov-24
8/57 CHAPEL STREET ST KILDA VIC 3182	\$347,500	26-Jun-24
10/1 DALGETY STREET ST KILDA VIC 3182	\$355,000	13-Nov-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: 05 December 2024

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**5/40 SYCAMORE GROVE
 BALACLAVA VIC 3183**

1 1 -

Sold Price ^{RS} **\$345,000** Sold Date **22-Nov-24**

Distance **0.72km**



**8/57 CHAPEL STREET ST KILDA
 VIC 3182**

1 1 -

Sold Price **\$347,500** Sold Date **26-Jun-24**

Distance **0.67km**



**10/1 DALGETY STREET ST KILDA
 VIC 3182**

1 1 -

Sold Price ^{RS} **\$355,000** Sold Date **13-Nov-24**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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