

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

109/126-126A 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2020

to

30 Apr 2021

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

3/22 Avoca Avenue Elwood VIC 3184	\$470,000	05-Dec-20
2/4 Greig Court Elwood VIC 3184	\$466,699	21-Jan-21
15/26 Wellington Street St Kilda VIC 3182	\$465,000	16-Apr-21

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.~~

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3/22 Avoca Avenue Elwood VIC 3184

Sold Price

^{RS} **\$470,000** Sold Date **05-Dec-20**

2 1 1

Distance **0.63km**



2/4 Greig Court Elwood VIC 3184

Sold Price

\$466,699 Sold Date **21-Jan-21**

2 1 1

Distance **1.1km**



15/26 Wellington Street St Kilda VIC 3182

Sold Price

^{RS} **\$465,000** Sold Date **16-Apr-21**

2 1 1

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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