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	108/48 Blenheim Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

,000
,000

Median sale price

Median price	\$605,000	Pro	perty Type	Unit		Suburb	St Kilda East
Period - From	16/07/2020	to	15/07/2021		Sourc	ce 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

Add	dress of comparable property	Price	Date of sale
1	101/111-113 Inkerman St ST KILDA 3182	\$460,000	07/07/2021
2	109/126 Chapel St ST KILDA 3182	\$471,000	18/06/2021
3	105/126 Chapel St ST KILDA 3182	\$450,000	06/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2021 09:21









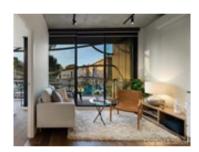




Property Type: Agent Comments

Indicative Selling Price \$495,000 **Median Unit Price** 16/07/2020 - 15/07/2021: \$605,000

Comparable Properties



101/111-113 Inkerman St ST KILDA 3182 (REI) Agent Comments

Price: \$460,000 Method: Private Sale Date: 07/07/2021

Property Type: Apartment



109/126 Chapel St ST KILDA 3182 (REI)





Price: \$471,000 Method: Private Sale Date: 18/06/2021

Property Type: Apartment

Agent Comments



105/126 Chapel St ST KILDA 3182 (REI/VG)





Price: \$450.000 Method: Private Sale Date: 06/05/2021

Property Type: Apartment

Agent Comments

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



