

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 10/66-68 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$609,000

Median sale price

Median price \$550,000 House Unit X Suburb St Kilda

Period - From 01/04/2017 to 31/03/2018 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	8/24 Hughenden Rd ST KILDA EAST 3183	\$610,000	12/10/2017
2	11/125 Alma Rd ST KILDA EAST 3183	\$595,000	12/12/2017
3	7/22 Westbury St ST KILDA EAST 3183	\$583,000	09/12/2017

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.



2
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$609,000

Median Unit Price
 Year ending March 2018: \$550,000

Comparable Properties



8/24 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Sold Before Auction
Date: 12/10/2017
Rooms: 4
Property Type: Apartment



11/125 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$595,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: Strata Flat - Single OYO Flat



7/22 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$583,000
Method: Private Sale
Date: 09/12/2017
Rooms: -
Property Type: Apartment