

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

16/128-140 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

or range
between

\$775,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 2022

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

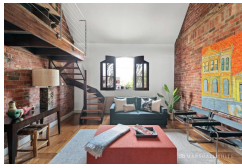
22/83-89 BRIGHTON ROAD ELWOOD VIC 3184	\$785,000	24-Mar-22
1/28 BLENHEIM STREET BALACLAVA VIC 3183	\$830,000	11-Apr-22
7 YOUNG STREET ST KILDA EAST VIC 3183	\$775,000	25-Feb-22

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: 16 May 2022

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**22/83-89 BRIGHTON ROAD
ELWOOD VIC 3184**

2 1 1

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **24-Mar-22**

Distance **0.42km**



**1/28 BLENHEIM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$830,000** ^{UN} Sold Date **11-Apr-22**

Distance **0.45km**



**7 YOUNG STREET ST KILDA EAST
VIC 3183**

2 1 1

Sold Price **\$775,000** Sold Date **25-Feb-22**

Distance **0.68km**

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

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