

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

4 Kipling Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,905,000

Property Type House

Suburb St Kilda

Period - From 01/04/2021

to

30/06/2021

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	6 Camden St BALACLAVA 3183	\$1,970,000	18/07/2021
2	88 Clyde St ST KILDA 3182	\$1,900,000	29/05/2021
3	76 Alexandra St ST KILDA EAST 3183	\$1,816,000	24/03/2021

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.~~

This Statement of Information was prepared on:

01/08/2021 21:00

4 Kipling Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

June quarter 2021: \$1,905,000



3 1.5 1

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Camden St BALACLAVA 3183 (REI)

Agent Comments

4 2 1

Price: \$1,970,000

Method: Sold Before Auction

Date: 18/07/2021

Property Type: House (Res)

Land Size: 300 sqm approx



88 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 -

Price: \$1,900,000

Method: Private Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 100 sqm approx



76 Alexandra St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,816,000

Method: Auction Sale

Date: 24/03/2021

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748