

# 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

4/162 Chapel Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$275,000

&

\$295,000

#### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

#### 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	4/83 Westbury St ST KILDA EAST 3183	\$292,000	25/05/2022
2	8/24 Alma Rd ST KILDA 3182	\$285,000	31/03/2022
3	16/50 Carlisle St ST KILDA 3182	\$275,000	06/09/2022

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:

29/09/2022 10:58

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$275,000 - \$295,000  
**No median price available**

## Comparable Properties



**4/83 Westbury St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$292,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2022  
**Property Type:** Apartment



**8/24 Alma Rd ST KILDA 3182 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 31/03/2022  
**Property Type:** Apartment



**16/50 Carlisle St ST KILDA 3182 (REI)**

Agent Comments

1 1 1

**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 06/09/2022  
**Property Type:** Apartment

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900