

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

11/14 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/89A ALMA ROAD ST KILDA EAST VIC 3183	715000	08-Mar-24
4/55 CHAPEL STREET ST KILDA VIC 3182	700000	05-Mar-24
4/89A ALMA ROAD ST KILDA EAST VIC 3183	720000	01-Jun-24

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.~~

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1/89A ALMA ROAD ST KILDA EAST Sold Price **715000** Sold Date **08-Mar-24**
VIC 3183

2 1 -

Distance **0.08km**



4/55 CHAPEL STREET ST KILDA Sold Price **700000** Sold Date **05-Mar-24**
VIC 3182

2 1 1

Distance **0.07km**



4/89A ALMA ROAD ST KILDA Sold Price ^{RS} **720000** Sold Date **01-Jun-24**
EAST VIC 3183

2 1 -

Distance **0.08km**

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

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