

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

104/126-126A 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

9/61-63 PAKINGTON STREET ST KILDA VIC 3182	\$360,000	21-Sep-23
316/163-169 INKERMAN STREET ST KILDA VIC 3182	\$369,000	10-Jul-23
210/135 INKERMAN STREET ST KILDA VIC 3182	\$370,000	03-Aug-23

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: 08 January 2024

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**9/61-63 PAKINGTON STREET ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$360,000** Sold Date **21-Sep-23**

Distance **0.32km**



**316/163-169 INKERMANS STREET ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$369,000** Sold Date **10-Jul-23**

Distance **0.46km**



**210/135 INKERMANS STREET ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$370,000** Sold Date **03-Aug-23**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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