

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address Including suburb and	35/41 Chapel Street, St Kilda Vic 3182
postcode	

#### Indicative selling price

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

Range between	\$540,000	&	\$594,000

#### Median sale price

Median price	\$539,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	3/310 Inkerman St ST KILDA EAST 3183	\$585,000	08/07/2018
2	7/35 Hotham St ST KILDA EAST 3183	\$580,500	14/07/2018
3	10/36 Westbury St ST KILDA EAST 3183	\$575,000	24/03/2018

#### 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.

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400





Generated: 31/07/2018 11:18









Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$540,000 - \$594,000 **Median Unit Price** June guarter 2018: \$539,000

## Comparable Properties



3/310 Inkerman St ST KILDA EAST 3183 (REI)

**(2)** 1

Price: \$585,000 Method: Auction Sale Date: 08/07/2018

Rooms: -

Property Type: Apartment



7/35 Hotham St ST KILDA EAST 3183 (REI)

Price: \$580,500 Method: Auction Sale Date: 14/07/2018

Rooms: 3

Property Type: Apartment



10/36 Westbury St ST KILDA EAST 3183 (REI) Agent Comments

Price: \$575,000 Method: Auction Sale Date: 24/03/2018

Rooms: 3

Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 31/07/2018 11:18

**Agent Comments** 

**Agent Comments**