

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

18/41 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$700,000

&

\$749,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb St Kilda

Period - From 07/08/2020

to

06/08/2021

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	13/18 Duke St ST KILDA 3182	\$742,000	26/06/2021
2	8/47 Spenser St ST KILDA 3182	\$725,000	14/05/2021
3	3/301 Dandenong Rd PRAHRAN 3181	\$715,000	13/02/2021

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:

07/08/2021 15:59

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Indicative Selling Price

\$700,000 - \$749,000

Median Unit Price

07/08/2020 - 06/08/2021: \$565,000



3 1 2

Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Comparable Properties



13/18 Duke St ST KILDA 3182 (REI)

Agent Comments

3 1 2

Price: \$742,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Apartment



8/47 Spenser St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$725,000

Method: Private Sale

Date: 14/05/2021

Property Type: Apartment



3/301 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments

3 1 1

Price: \$715,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Apartment