

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

3/9 Meadow Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2022

to

30/06/2022

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	6/7 Celeste Ct ST KILDA EAST 3183	\$545,000	14/08/2022
2	3/117 Westbury St BALACLAVA 3183	\$530,000	07/08/2022
3	3/340a Dandenong Rd ST KILDA EAST 3183	\$525,000	01/07/2022

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:

18/08/2022 13:55

Joey Eckstein

9526 1209

0419 419 199

jeckstein@wilsonagents.com.au

Indicative Selling Price

\$465,000 - \$510,000

Median Unit Price

June quarter 2022: \$665,000



Property Type: Apartment

Agent Comments

Comparable Properties



6/7 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$545,000

Method: Auction Sale

Date: 14/08/2022

Property Type: Apartment



3/117 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 07/08/2022

Property Type: Apartment



3/340a Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 01/07/2022

Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889