## 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	consum	er.vic.gov	/.au/ι	underquot	ing		
Range betweer	n \$465,000		&		\$510,000			
Median sale p	rice							
Median price	\$665,000	Prope	rty Type	Unit			Suburb	St Kilda East
Period - From	01/04/2022	to 30	/06/2022		So	urce	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.

Ade	dress 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



3/9 Meadow Street, St Kilda East Vic 3183



Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au



Property Type: Apartment Agent Comments

**Indicative Selling Price** \$465,000 - \$510,000 **Median Unit Price** June quarter 2022: \$665,000

# **Comparable Properties**



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



Price: \$545,000 Method: Auction Sale Date: 14/08/2022 Property Type: Apartment Agent Comments

Agent Comments



3/117 Westbury St BALACLAVA 3183 (REI)

2



Price: \$530,000 Method: Private Sale Date: 07/08/2022 Property Type: Apartment

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



Price: \$525,000 Method: Private Sale Date: 01/07/2022 Property Type: Apartment

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



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