

# 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

11/29 Dalgety Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$610,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2020 to 31/03/2021 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	2/304 Inkerman St ST KILDA EAST 3183	\$585,750	06/06/2021
2	8/19-21 Dalgety St ST KILDA 3182	\$616,000	18/04/2021
3	9/11 Albion St BALACLAVA 3183	\$597,500	18/04/2021

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:

14/07/2021 16:31

11/29 Dalgety Street, St Kilda Vic 3182



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**Indicative Selling Price**

\$570,000 - \$610,000

**Median Unit Price**

Year ending March 2021: \$565,000



**Rooms:** 4

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



**2/304 Inkerman St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$585,750

**Method:** Sold Before Auction

**Date:** 06/06/2021

**Property Type:** Apartment



**8/19-21 Dalgety St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$616,000

**Method:** Auction Sale

**Date:** 18/04/2021

**Property Type:** Apartment



**9/11 Albion St BALACLAVA 3183 (REI)**

**Agent Comments**



**Price:** \$597,500

**Method:** Auction Sale

**Date:** 18/04/2021

**Property Type:** Apartment

**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014



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.