

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

12/51 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2019

to

30/09/2019

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	6/75 Westbury St ST KILDA EAST 3183	\$389,000	24/09/2019
2	4/338 Inkerman St ST KILDA EAST 3183	\$380,000	03/12/2019
3	20/14 Crimea St ST KILDA 3182	\$365,000	29/10/2019

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:

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Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
September quarter 2019: \$487,500



Rooms: 2
Property Type: Strata Unit/Flat
Land Size: 54 sqm approx
Agent Comments

Comparable Properties



6/75 Westbury St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$389,000
Method: Private Sale
Date: 24/09/2019
Property Type: Apartment



4/338 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$380,000
Method: Private Sale
Date: 03/12/2019
Property Type: Apartment



20/14 Crimea St ST KILDA 3182 (REI/VG) **Agent Comments**



Price: \$365,000
Method: Private Sale
Date: 29/10/2019
Property Type: Apartment