

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

6/1-3 GRAYLINGS AVENUE ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

23/41 CHAPEL STREET ST KILDA VIC 3182	\$583,000	20-Sep-24
7/125 ALMA ROAD ST KILDA EAST VIC 3183	\$607,000	12-Sep-24
6/64 WESTBURY STREET ST KILDA EAST VIC 3183	\$570,000	14-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 14 October 2024

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**23/41 CHAPEL STREET ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$583,000**

Sold Date **20-Sep-24**

2 1 1

Distance **0.26km**



**7/125 ALMA ROAD ST KILDA EAST
 VIC 3183**

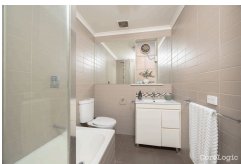
Sold Price

\$607,000

Sold Date **12-Sep-24**

2 1 -

Distance **0.39km**



**6/64 WESTBURY STREET ST
 KILDA EAST VIC 3183**

Sold Price

^{RS} **\$570,000** ^{UN}

Sold Date **14-Sep-24**

2 1 1

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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