

# 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

24 Empress Road, St Kilda East Vic 3183

### Indicative selling price

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

Single price

\$1,550,000

### Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

St Kilda East

Period - From

01/07/2022

to

30/09/2022

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	35 Godfrey Av ST KILDA EAST 3183	\$1,640,000	27/06/2022
2	9 Elm Gr BALACLAVA 3183	\$1,635,000	19/08/2022
3	28 Elm Gr BALACLAVA 3183	\$1,475,000	18/06/2022

**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:

14/12/2022 11:42



3 1

**Property Type:** House  
**Land Size:** 198 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000

**Median House Price**  
September quarter 2022: \$1,635,000

## Comparable Properties

35 Godfrey Av ST KILDA EAST 3183 (VG)

**Agent Comments**

3 -

**Price:** \$1,640,000  
**Method:** Sale  
**Date:** 27/06/2022  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 224 sqm approx



9 Elm Gr BALACLAVA 3183 (REI/VG)

**Agent Comments**

3 2 1

**Price:** \$1,635,000  
**Method:** Private Sale  
**Date:** 19/08/2022  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx



28 Elm Gr BALACLAVA 3183 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** House (Res)  
**Land Size:** 218 sqm approx

**Account** - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276