

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 8/1 Celeste Court, St Kilda East Vic 3183

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 31/03/2024 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	312/163-169 Inkerman St ST KILDA 3182	\$375,000	26/02/2024
2	12/1 Celeste Ct ST KILDA EAST 3183	\$368,000	09/11/2023
3	305/109 Inkerman St ST KILDA 3182	\$345,000	30/01/2024

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: 02/05/2024 08:40



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8/1 Celeste Court St Kilda East

Additional information

Owners Corporation Fee: \$2,144.20 per annum

Council rates: \$862.55

Water Rates: \$166.60 plus usage pq.

General Residential Zone- Schedule 1

1 bedroom with carpet, a double BIR and ceiling fan

Split system heating and cooling

Bathroom with tub and laundry facilities

Private contemporary kitchen

Modern light fittings

Living area

Car space on title

Rental Estimate

\$400-\$450pw per week based on current market conditions

Settlement

10% Deposit, 60/90 days or any other such terms that have been agreed to in writing by the vendor

Chattels

All fixed floor coverings, fixed light fittings, and window furnishings as inspected.

Close proximity to

Schools

Windsor Primary School Zoned (1.6km)

Ripponlea Primary School (1.7km)

Prahran High School Zoned (2.6km)

Elwood College (4.4km)

Shops

Malvern Central (2km)

Prahran Central Shopping Centre (3.0km)

Acland Court Shopping Centre (3.4km)

Parks

Armadale Reserve (1.3km)

Union Street Garden (2.0km)

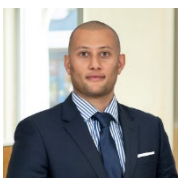
Transport

Tram 5 Melbourne Uni – Malvern

Tram 64 Melbourne Uni – East Brighton

Bus 604 Gardenvale to Alfred Hospital

Balaclava Train Station (2.1 km)



Warren Dromart

0431 520 130



Julian Badenach

0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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