

# 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

100 Blessington 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb St Kilda

Period - From 01/04/2022 to 31/03/2023 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	19 Broadway ELWOOD 3184	\$1,360,000	22/04/2023
2	15 Young St ST KILDA EAST 3183	\$1,292,500	25/03/2023
3	34 Godfrey Av ST KILDA EAST 3183	\$1,277,500	23/03/2023

**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: 01/05/2023 12:07



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**19 Broadway ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)



**15 Young St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,292,500

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)



**34 Godfrey Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,277,500

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** House