

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

401/126-126A CHAPEL STREET ST KILDA VIC 3182

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 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

1/3 MILTON STREET ELWOOD VIC 3184	\$1,110,000	05-Apr-24
8/19 GOURLAY STREET BALACLAVA VIC 3183	\$1,037,500	22-Apr-24
16/27 DICKENS STREET ELWOOD VIC 3184	\$1,030,000	30-Dec-23

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.~~

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1/3 MILTON STREET ELWOOD VIC 3184

Sold Price

\$1,110,000

Sold Date **05-Apr-24**

3 1 1

Distance **0.58km**



8/19 GOURLAY STREET BALACLAVA VIC 3183

Sold Price

^{RS} **\$1,037,500**

Sold Date **22-Apr-24**

2 3 1

Distance **0.61km**



16/27 DICKENS STREET ELWOOD VIC 3184

Sold Price

\$1,030,000

Sold Date **30-Dec-23**

3 1 1

Distance **0.64km**

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

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