# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 52 Chapel Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,750,000		&		\$1,850,000				
Median sale price									
Median price	\$1,590,000	Pro	Property Type House		se Si		Suburb	St Kilda	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
2	90 Mitford St ELWOOD 3184	\$1,740,000	10/09/2024
3	5 Lambeth PI ST KILDA 3182	\$1,790,000	03/08/2024

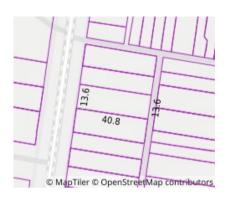
OR

**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:

29/01/2025 11:07







Property Type: Divorce/Estate/Family Transfers Land Size: 556 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price December quarter 2024: \$1,590,000

# **Comparable Properties**

A REPORT OF A REPO	320 Inkerman St ST KILDA EAST 3183 (REI)   4 3 2   Price: \$1,877,000   Method: Sold Before Auction   Date: 27/11/2024   Property Type: House (Res)	Agent Comments
	90 Mitford St ELWOOD 3184 (REI/VG) 4 2 2 1 Price: \$1,740,000 Method: Private Sale Date: 10/09/2024 Property Type: House (Res) Land Size: 441 sqm approx	Agent Comments
	5 Lambeth PI ST KILDA 3182 (REI/VG) 3 1 2 Price: \$1,790,000 Method: Auction Sale Date: 03/08/2024 Property Type: House (Res) Land Size: 469 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8644 5500



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