## 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 2/10 Blessington Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,100,000	Pro	operty Type	Том	nhouse		Suburb	St Kilda	
Period - From	25/02/2024	to	24/02/2025		So	ource	Property	/ Data	

#### 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	1/50 Fitzroy St ST KILDA 3182	\$1,500,000	26/11/2024
2	12 Graylings Gr ST KILDA EAST 3183	\$1,420,000	14/11/2024
3	296 Canterbury Rd ST KILDA WEST 3182	\$1,425,000	21/09/2024

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.

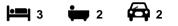
This Statement of Information was prepared on:

25/02/2025 16:35









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 25/02/2024 - 24/02/2025: \$1,100,000

# **Comparable Properties**

1/50 Fitzroy St ST KILDA 3182 (REI) 2 2 2 1 Price: \$1,500,000 Method: Private Sale Date: 26/11/2024 Property Type: Apartment	Agent Comments
12 Graylings Gr ST KILDA EAST 3183 (REI/VG) 3 2 2 2 Price: \$1,420,000 Method: Private Sale Date: 14/11/2024 Property Type: House Land Size: 276 sqm approx	Agent Comments
296 Canterbury Rd ST KILDA WEST 3182 (REI/VG) 3 2 2 1 Price: \$1,425,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 128 sqm approx	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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