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

7 Kipling Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$1,599,000								
Median sale price									
Median price	\$1,570,000	Pro	operty Type Hou	ISE	Suburb	St Kilda			
Period - From	01/10/2022	to	30/09/2023	Sourc	ce 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.

Ado	dress of comparable property	Price	Date of sale
1	39 Marlborough St BALACLAVA 3183	\$1,662,000	02/09/2023
2	39 Blanche St ST KILDA 3182	\$1,610,000	24/06/2023
3	21 Hotham St ST KILDA EAST 3183	\$1,540,000	10/07/2023

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:

20/11/2023 07:08









Property Type: House (Res) **Land Size:** 312 sqm approx Agent Comments Indicative Selling Price \$1,599,000 Median House Price Year ending September 2023: \$1,570,000

Comparable Properties



39 Marlborough St BALACLAVA 3183 (REI)

39 Blanche St ST KILDA 3182 (REI/VG)



Price: \$1,662,000 Method: Private Sale Date: 02/09/2023 Property Type: House

Agent Comments

Agent Comments





Price: \$1,610,000 Method: Private Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 128 sqm approx

21 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$1,540,000 Method: Private Sale Date: 10/07/2023 Property Type: Studio Apartment Land Size: 498 sqm approx

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



propertydata

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