

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

Single price \$1,300,000

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:

22/05/2023 10:13



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/VG)

Agent Comments



Price: \$1,277,500

Method: Private Sale

Date: 23/03/2023

Property Type: House

Land Size: 196 sqm approx