#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	208/2 Chaucer Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000	&	\$900,000
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#### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024	S	ource	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

Auc	areas or comparable property	1 1100	Date of Sale
1	10A/12 Marine Pde ST KILDA 3182	\$900,000	07/03/2024
2	1/2 Greig Ct ELWOOD 3184	\$870,000	22/06/2024
3	5/75 Park St ST KILDA WEST 3182	\$850,000	15/02/2024

#### 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:	01/07/2024 11:43



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$850,000 - \$900,000 **Median Unit Price** Year ending March 2024: \$530,000

## Comparable Properties



10A/12 Marine Pde ST KILDA 3182 (REI/VG)



Price: \$900,000 Method: Private Sale Date: 07/03/2024

Property Type: Apartment

**Agent Comments** 



1/2 Greig Ct ELWOOD 3184 (REI)

**--** 2



Price: \$870,000 Method: Auction Sale Date: 22/06/2024 Property Type: Unit

**Agent Comments** 



5/75 Park St ST KILDA WEST 3182 (REI/VG)





Price: \$850.000

Method: Sold Before Auction

Date: 15/02/2024 Property Type: Unit Agent Comments

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





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