# 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 27 Bath Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$985,000								
Median sale pi	rice								
Median price	\$1,181,000	Property Type House				Suburb	St Kilda		
Period - From	01/01/2023	to	31/03/2023	Sou	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.

Ad	dress of comparable property	Price	Date of sale
1	34 Charles St ST KILDA 3182	\$1,000,000	14/12/2022
2	23 Young St ST KILDA EAST 3183	\$995,000	25/03/2023
3	16 Moore St ELWOOD 3184	\$981,500	15/11/2022

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:

15/05/2023 11:04









Rooms: 4 Property Type: House (Res) Agent Comments Indicative Selling Price \$985,000 Median House Price March quarter 2023: \$1,181,000

# **Comparable Properties**



34 Charles St ST KILDA 3182 (REI/VG)

23 Young St ST KILDA EAST 3183 (REI)



Price: \$1,000,000 Method: Private Sale Date: 14/12/2022 Property Type: House Land Size: 199 sqm approx

Agent Comments

Agent Comments



Price: \$995,000 Method: Auction Sale Date: 25/03/2023 Property Type: House

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16 Moore St ELWOOD 3184 (REI/VG)



Agent Comments



Price: \$981,500 Method: Private Sale Date: 15/11/2022 Property Type: House Land Size: 219 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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