

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

27 Bath Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$1,181,000

Property Type House

Suburb St Kilda

Period - From 01/01/2023

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	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)

Agent Comments



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



23 Young St ST KILDA EAST 3183 (REI)

Agent Comments



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



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