

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,718,300 Property Type House Suburb St Kilda

Period - From 07/03/2022 to 06/03/2023 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	16 Moore St ELWOOD 3184	\$981,500	15/11/2022
3	55 Rosamond St BALACLAVA 3183	\$915,000	27/01/2023

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:

07/03/2023 11:34



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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 123 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 07/03/2022 - 06/03/2023: \$1,718,300

## Comparable Properties



**34 Charles St ST KILDA 3182 (REI/VG)**

Agent Comments

2   1   -

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



**16 Moore St ELWOOD 3184 (REI/VG)**

Agent Comments

2   1   1

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



**55 Rosamond St BALACLAVA 3183 (REI)**

Agent Comments

2   1   1

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 27/01/2023  
**Property Type:** House (Res)  
**Land Size:** 230 sqm approx

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