

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

50a Vale Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/07/2022 to 30/06/2023 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	27 Peel St WINDSOR 3181	\$1,175,000	24/06/2023
2	58 Argyle St ST KILDA 3182	\$1,130,000	03/06/2023
3	60 Union St WINDSOR 3181	\$1,100,000	24/05/2023

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:

08/08/2023 10:36



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Rooms: 5
Property Type: House (Res)
Land Size: 189 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2023: \$1,570,000

Comparable Properties



27 Peel St WINDSOR 3181 (REI)

Agent Comments

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Price: \$1,175,000
Method: Private Sale
Date: 24/06/2023
Property Type: House



58 Argyle St ST KILDA 3182 (REI)

Agent Comments

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Price: \$1,130,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)



60 Union St WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$1,100,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)
Land Size: 181 sqm approx

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