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	3/37 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Single price $280,000

Median sale price

Median price $542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 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	3/21 Blenheim St BALACLAVA 3183	$292,500	28/08/2023
2	10/1 Acland St ST KILDA 3182	$275,000	30/03/2023
3	10/70 Carlisle St ST KILDA 3182	$275,000	06/04/2023

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: 12/09/2023 10:56

3/37 Vale Street, St Kilda Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
June quarter 2023: $542,750

Comparable Properties



3/21 Blenheim St BALACLAVA 3183 (REI)

1 1 1

Agent Comments

Price: $292,500
Method: Private Sale
Date: 28/08/2023
Property Type: Apartment



10/1 Acland St ST KILDA 3182 (REI/VG)

1 1 1

Agent Comments

Price: $275,000
Method: Private Sale
Date: 30/03/2023
Property Type: Apartment



10/70 Carlisle St ST KILDA 3182 (REI/VG)

1 1 1

Agent Comments

Price: $275,000
Method: Sold Before Auction
Date: 06/04/2023
Property Type: Apartment

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

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