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

Range between: $900,000 & $960,000

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	80 Peel St WINDSOR 3181	$1,000,000	01/04/2023
2	25 Young St ST KILDA EAST 3183	$922,500	20/06/2023
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: 21/06/2023 14:37

27 Bath Street, St Kilda Vic 3182



2 1

Rooms: 4
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$900,000 - $960,000
Median House Price
March quarter 2023: $1,181,000

Comparable Properties



80 Peel St WINDSOR 3181 (REI)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)

Agent Comments



25 Young St ST KILDA EAST 3183 (REI)

2 1 1

Price: $922,500
Method: Private Sale
Date: 20/06/2023
Property Type: House

Agent Comments



55 Rosamond St BALACLAVA 3183 (REI/VG)

2 1 1

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

Agent Comments

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

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