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	4/26 Blessington Street, St Kilda Vic 3182

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

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

Period - From 01/10/2022 to 30/09/2023 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	5/1 Milton St ELWOOD 3184	$690,000	27/09/2023
2	2/33 Neptune St ST KILDA 3182	$682,500	03/05/2023
3			

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: 18/10/2023 11:48

4/26 Blessington Street, St Kilda Vic 3182



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median House Price
Year ending September 2023: $1,570,000

Comparable Properties



5/1 Milton St ELWOOD 3184 (REI)

2 1 -

Price: $690,000
Method: Private Sale
Date: 27/09/2023
Property Type: Apartment

Agent Comments



2/33 Neptune St ST KILDA 3182 (REI/VG)

2 1 -

Price: $682,500
Method: Private Sale
Date: 03/05/2023
Property Type: Unit

Agent Comments

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.

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

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