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	12/45-47 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between $670,000 & $735,000

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	2/23-25 Charnwood Rd ST KILDA 3182	$705,000	24/04/2023
2	4/60 Lewisham Rd WINDSOR 3181	$690,000	31/08/2023
3	12a/58 Queens Rd MELBOURNE 3004	$690,000	23/04/2023

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 10:27

12/45-47 Chapel Street, St Kilda Vic 3182



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $735,000
Median Unit Price
June quarter 2023: $542,750

Comparable Properties



2/23-25 Charnwood Rd ST KILDA 3182 (REI)

2 1 1

Price: $705,000
Method: Private Sale
Date: 24/04/2023
Property Type: Unit

Agent Comments



4/60 Lewisham Rd WINDSOR 3181 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment

Agent Comments



12a/58 Queens Rd MELBOURNE 3004 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 23/04/2023
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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