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<br>Including suburb and postcode | 208/2 Chaucer Street, St Kilda Vic 3182 |

## Indicative selling price

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

Single price $849,000

## Median sale price

Median price $532,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2023 to 30/06/2024 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 | 309/2 Albert St ST KILDA 3182 | $827,761 | 11/06/2024 |
| 2 | 49/167 Fitzroy St ST KILDA 3182 | $850,000 | 23/04/2024 |
| 3 | 5/75 Park St ST KILDA WEST 3182 | $850,000 | 15/02/2024 |

**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: 12/08/2024 09:16

# 208/2 Chaucer Street, St Kilda Vic 3182




2 2 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$849,000
**Median Unit Price**
Year ending June 2024: $532,000

## Comparable Properties



**309/2 Albert St ST KILDA 3182 (REI/VG)**

2 2 1

**Price:** $827,761
**Method:** Private Sale
**Date:** 11/06/2024
**Property Type:** Apartment

Agent Comments



**49/167 Fitzroy St ST KILDA 3182 (VG)**

- - -

**Price:** $850,000
**Method:** Sale
**Date:** 23/04/2024
**Property Type:** Strata Unit/Flat

Agent Comments



**5/75 Park St ST KILDA WEST 3182 (REI/VG)**

2 1 1

**Price:** $850,000
**Method:** Sold Before Auction
**Date:** 15/02/2024
**Property Type:** Unit

Agent Comments

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

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