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: 305/2 Chaucer Street, St Kilda Vic 3182

Indicative selling price

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

Range between $500,000 & $520,000

Median sale price

Median price $481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/03/2024 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	610/70 Queens Rd MELBOURNE 3004	$538,000	06/02/2024
2	4C/12 Marine Pde ST KILDA 3182	$530,000	10/12/2023
3	210/70 Queens Rd MELBOURNE 3004	$500,000	04/04/2024

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: 06/05/2024 15:35

305/2 Chaucer Street, St Kilda Vic 3182

Norma Evans
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Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $520,000
Median Unit Price
March quarter 2024: $481,000

Comparable Properties



610/70 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

1 1 1

Price: $538,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment



4C/12 Marine Pde ST KILDA 3182 (REI/VG) Agent Comments

1 1 1

Price: $530,000
Method: Auction Sale
Date: 10/12/2023
Property Type: Apartment



210/70 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

1 1 1

Price: $500,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment

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