

## 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

41/16A CHAPEL STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

5/18 CHAPEL STREET ST KILDA VIC 3182	\$537,000	31-Mar-23
4/319 INKERMAN STREET BALACLAVA VIC 3183	\$555,000	01-Apr-23
207/43 DUKE STREET ST KILDA VIC 3182	\$535,000	27-Jun-22

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 6 months.

This Statement of Information was prepared on: 01 August 2023



**5/18 CHAPEL STREET ST KILDA  
VIC 3182**

 2  1  1

Sold Price **\$537,000** Sold Date **31-Mar-23**

Distance **0.05km**



**4/319 INKERMANS STREET  
BALACLAVA VIC 3183**

 2  1  1

Sold Price **\$555,000** Sold Date **01-Apr-23**

Distance **0.44km**



**207/43 DUKE STREET ST KILDA  
VIC 3182**

 2  1  1

Sold Price **\$535,000** Sold Date **27-Jun-22**

Distance **0.5km**



**316/135 INKERMANS STREET ST  
KILDA VIC 3182**

 2  1  1

Sold Price <sup>RS</sup> **\$560,000** Sold Date **08-Jun-23**

Distance **0.44km**



**404/12 MARTIN STREET ST KILDA  
VIC 3182**

 2  1  1

Sold Price **\$530,000** Sold Date **19-May-22**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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