

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

108/48 Blenheim Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb St Kilda East

Period - From 16/07/2020

to 15/07/2021

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	101/111-113 Inkerman St ST KILDA 3182	\$460,000	07/07/2021
2	109/126 Chapel St ST KILDA 3182	\$471,000	18/06/2021
3	105/126 Chapel St ST KILDA 3182	\$450,000	06/05/2021

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:

16/07/2021 09:21



Property Type:
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
16/07/2020 - 15/07/2021: \$605,000

Comparable Properties



101/111-113 Inkerman St ST KILDA 3182 (REI) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 07/07/2021
Property Type: Apartment



109/126 Chapel St ST KILDA 3182 (REI) Agent Comments



Price: \$471,000
Method: Private Sale
Date: 18/06/2021
Property Type: Apartment



105/126 Chapel St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 06/05/2021
Property Type: Apartment