

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

5/22 Charnwood Crescent St Kilda VIC 3182

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/27 The Avenue Balaclava VIC 3183	\$620,000	03-Jul-20
4/66 Alma Road St Kilda VIC 3182	\$640,000	25-Sep-21
5/91 Wellington Street St Kilda VIC 3182	\$670,000	26-Jun-21

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: 05 November 2021

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5/27 The Avenue Balaclava VIC 3183

2
 1
 1

Sold Price

\$620,000

Sold Date

03-Jul-20

Distance

1.59km

4/66 Alma Road St Kilda VIC 3182

2
 1
 1

Sold Price

\$640,000

Sold Date

25-Sep-21

Distance

0.23km

5/91 Wellington Street St Kilda VIC 3182

2
 1
 1

Sold Price

\$670,000

Sold Date

26-Jun-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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