

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

11/20 CHARNWOOD ROAD 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

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

14/52 FITZROY STREET ST KILDA VIC 3182	\$660,000	17-Nov-23
6/12C CHAPEL STREET ST KILDA VIC 3182	\$670,000	23-Nov-23
9/142 ALMA ROAD ST KILDA EAST VIC 3183	\$660,000	06-Feb-24

OR

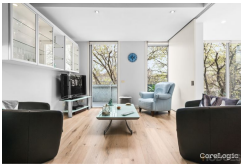
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 February 2024

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**14/52 FITZROY STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$660,000

Sold Date **17-Nov-23**

Distance **0.82km**



**6/12C CHAPEL STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$670,000

Sold Date **23-Nov-23**

Distance **0.69km**



**9/142 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 1

Sold Price

^{RS} **\$660,000**

Sold Date **06-Feb-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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