

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

11/17 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

or range
between

\$270,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

22/38 CHARNWOOD ROAD ST KILDA VIC 3182	\$270,000	04-Mar-24
33/38 CHARNWOOD ROAD ST KILDA VIC 3182	\$275,000	05-Sep-23

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: 29 October 2024



**22/38 CHARNWOOD ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$270,000** Sold Date **04-Mar-24**

Distance **0.08km**



**33/38 CHARNWOOD ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$275,000** Sold Date **05-Sep-23**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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