

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

9/22 Charnwood Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2019

to

30/09/2019

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	14/174 Barkly St ST KILDA 3182	\$558,000	09/11/2019
2	6/8 Mitford St ST KILDA 3182	\$522,000	01/10/2019
3	6/25 Herbert St ST KILDA 3182	\$520,000	23/11/2019

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:

16/01/2020 17:00



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



14/174 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$558,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment



6/8 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$522,000

Method: Sold Before Auction

Date: 01/10/2019

Rooms: 3

Property Type: Apartment



6/25 Herbert St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Apartment