

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

14/8 CHARNWOOD GROVE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2021

to

28 Feb 2022

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

7/20 PRINCES STREET ST KILDA VIC 3182	\$405,000	24-Jun-21
7/9 ST GEORGES ROAD ARMADALE VIC 3143	\$410,000	26-Feb-22
7/19 SHAKESPEARE GROVE ST KILDA VIC 3182	\$435,000	18-Feb-22

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: 08 March 2022

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**7/20 PRINCES STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$405,000

Sold Date

24-Jun-21

Distance

0.33km
**7/9 ST GEORGES ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price

RS

\$410,000

Sold Date

26-Feb-22

Distance

3.11km
**7/19 SHAKESPEARE GROVE ST
KILDA VIC 3182**

1 1 1

Sold Price

RS

\$435,000

Sold Date

18-Feb-22

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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