

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 12 / 12 CHARNWOOD ROAD, ST KILDA VIC 3182

Indicative selling price

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

Single price:

\$539,000

Median sale price

Median price \$602,000

Unit ☒

Suburb PRAHRAN VIC 3181

Period - From 01/03/2018 to 28/03/2019

Source www.realestate.com.au

Comparable property sales

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 properties	Price	Date of sale
1. 410/181-185 St. Kilda Road, St. Kilda Vic 3182	\$550,000	18/03/2019
2. 706/181-185 St. Kilda Road, St. Kilda Vic 3182	\$563,000	18/12/2018
3. 4/40 Burnett Street, St. Kilda Vic 3182	\$570,000	30/03/2019