

# 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

1/18-20 Charnwood Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$523,500 Property Type Unit Suburb St Kilda

Period - From 01/04/2019 to 30/06/2019 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	1/95 Grey St ST KILDA 3182	\$580,000	14/09/2019
2	4/103 Barkly St ST KILDA 3182	\$555,000	21/09/2019
3	4/28 Mitford St ST KILDA 3182	\$540,000	03/08/2019

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:

23/09/2019 11:48



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**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** Internal 60 sqm approx

Agent Comments

## Comparable Properties



**1/95 Grey St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Apartment



**4/103 Barkly St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Apartment



**4/28 Mitford St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$540,000

**Method:** Private Sale

**Date:** 03/08/2019

**Property Type:** Apartment