

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

1/33 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 3/33 CHARNWOOD ROAD ST KILDA VIC 3182 | \$367,000 | 12-May-24 |
| 6/59 ALMA ROAD ST KILDA VIC 3182 | \$370,000 | 11-May-24 |
| 1/36 WATERLOO CRESCENT ST KILDA VIC 3182 | \$350,000 | 29-Apr-24 |

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: 10 July 2024

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**3/33 CHARNWOOD ROAD ST
 KILDA VIC 3182**

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Sold Price **\$367,000** Sold Date **12-May-24**

Distance **0km**



**6/59 ALMA ROAD ST KILDA VIC
 3182**

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Sold Price **\$370,000** Sold Date **11-May-24**

Distance **0.26km**



**1/36 WATERLOO CRESCENT ST
 KILDA VIC 3182**

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Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **29-Apr-24**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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