

## 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 2/20 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 \$530,000 House Unit X Suburb St Kilda

Period - From 01/07/2018 to 30/09/2018 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	6/72-74 Grey St ST KILDA 3182	\$560,000	14/09/2018
2	1/44 Eildon Rd ST KILDA 3182	\$550,000	18/08/2018
3	4/60 Chapel St ST KILDA 3182	\$525,000	15/09/2018

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.



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**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/72-74 Grey St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$560,000

**Method:** Private Sale

**Date:** 14/09/2018

**Rooms:** -

**Property Type:** Apartment



**1/44 Eildon Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** Apartment



**4/60 Chapel St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 -

**Price:** \$525,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 4

**Property Type:** Apartment