

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

5/4 Charlotte Place 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/68 Alma Road St Kilda VIC 3182	\$525,000	22-May-21
13/40 Upton Road Windsor VIC 3181	\$500,000	19-Jun-21
12/15 Hotham Street St Kilda East VIC 3183	\$527,000	10-Jul-21

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: 23 September 2021

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2/68 Alma Road St Kilda VIC 3182

Sold Price

\$525,000

Sold Date

22-May-21

2

1

1

Distance

0.33km



13/40 Upton Road Windsor VIC 3181

Sold Price

\$500,000

Sold Date

19-Jun-21

2

1

-

Distance

0.59km



12/15 Hotham Street St Kilda East VIC 3183

Sold Price

\$527,000

Sold Date

10-Jul-21

2

1

1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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