

Susan Sluiter
9536 9266
0457 588 858
ssluit@bigginscott.com.au

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

8/4 Charlotte Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$450,000

&

\$480,000

Median sale price

Median price \$556,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2017

to

30/09/2017

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	46/87 Alma Rd ST KILDA 3182	\$480,000	22/08/2017
2	10/78 Barkly St ST KILDA 3182	\$462,500	09/09/2017
3	15/6 Williams Rd PRAHRAN 3181	\$445,000	11/11/2017

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.



🛏 2 🛋 1 🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Susan Sluiter
9536 9266
0457 588 858
ssluit@bigginscott.com.au

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
September quarter 2017: \$556,000

Comparable Properties



46/87 Alma Rd ST KILDA 3182 (REI)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$480,000
Method: Private Sale
Date: 22/08/2017
Rooms: -
Property Type: Apartment



10/78 Barkly St ST KILDA 3182 (REI)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$462,500
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: Apartment



15/6 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$445,000
Method: Private Sale
Date: 11/11/2017
Rooms: -
Property Type: Apartment