

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

5/16 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

\$730,000

&

\$770,000

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

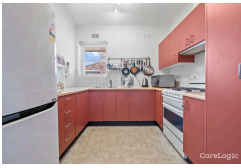
8/6 WOONSOCKET COURT ST KILDA VIC 3182	\$730,000	04-Apr-24
3/5 THE AVENUE WINDSOR VIC 3181	\$748,000	01-Jun-24
5/7 TENNYSON STREET ELWOOD VIC 3184	\$750,000	25-Mar-24

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: 29 July 2024

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**8/6 WOONSOCKET COURT ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$730,000** Sold Date **04-Apr-24**

Distance **0.31km**



**3/5 THE AVENUE WINDSOR VIC
 3181**

2 1 1

Sold Price **\$748,000** Sold Date **01-Jun-24**

Distance **1.06km**



**5/7 TENNYSON STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$750,000** Sold Date **25-Mar-24**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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