

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

6/22 Charnwood Crescent 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2021

to

31 Jan 2022

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

5/22 Charnwood Crescent St Kilda VIC 3182	\$720,000	20-Nov-21
1/95 Alma Road St Kilda East VIC 3183	\$685,000	01-Oct-21
6/101 Barkly Street St Kilda VIC 3182	\$683,000	11-Dec-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.~~

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5/22 Charnwood Crescent St Kilda VIC 3182

Sold Price

\$720,000

Sold Date

20-Nov-21

2

1

1

Distance

-



1/95 Alma Road St Kilda East VIC 3183

Sold Price

\$685,000

Sold Date

01-Oct-21

2

1

-

Distance

0.61km



6/101 Barkly Street St Kilda VIC 3182

Sold Price

^{RS} **\$683,000**

Sold Date

11-Dec-21

2

1

-

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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