

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 3/20 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$673,000 & \$740,000

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	2/124 Inkerman St ST KILDA 3182	\$731,000	21/06/2018
2	6/43 Dalgety St ST KILDA 3182	\$685,000	19/07/2018
3	3/95 Grey St ST KILDA 3182	\$675,000	14/07/2018

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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Property Type: Art Deco apartment recently renovated featuring a large courtyard.

Comparable Properties



2/124 Inkerman St ST KILDA 3182 (REI/VG)

2 1 -

Agent Comments

Courtyard

Price: \$731,000

Method: Sold Before Auction

Date: 21/06/2018

Property Type: Apartment



6/43 Dalgety St ST KILDA 3182 (REI/VG)

2 1 -

Agent Comments

No courtyard

Price: \$685,000

Method: Private Sale

Date: 19/07/2018

Rooms: 3

Property Type: Apartment



3/95 Grey St ST KILDA 3182 (REI)

2 1 -

Agent Comments

No courtyard

Price: \$675,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: Apartment