

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

12/8 CHARNWOOD GROVE 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

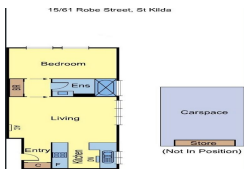











Date of sale

15/61-63 ROBE STREET ST KILDA VIC 3182	\$360,000	13-Nov-23
8/32 FITZROY STREET ST KILDA VIC 3182	\$400,000	01-Sep-23
3/45 CLYDE STREET ST KILDA VIC 3182	\$405,000	13-Aug-23

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: 30 January 2024

	15/61-63 ROBE STREET ST KILDA VIC 3182	Sold Price	\$360,000	Sold Date	13-Nov-23
	 1  1  1			Distance	0.68km
	8/32 FITZROY STREET ST KILDA VIC 3182	Sold Price	\$400,000	Sold Date	01-Sep-23
	 1  1  -			Distance	0.88km
	3/45 CLYDE STREET ST KILDA VIC 3182	Sold Price	\$405,000	Sold Date	13-Aug-23
	 1  1  1			Distance	0.78km

RS = Recent sale

UN = Undisclosed Sale

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