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## 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 Charles Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$925,000

&

\$1,000,000

### Median sale price

Median price \$1,675,000

House

X

Unit

Suburb

St Kilda

Period - From 01/04/2018

to

31/03/2019

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	149 Mitford St ELWOOD 3184	\$1,000,000	24/12/2018
2	38 Brunning St BALACLAVA 3183	\$955,000	21/12/2018
3	10 Latrobe St.E WINDSOR 3181	\$942,500	23/03/2019

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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**Indicative Selling Price**

\$925,000 - \$1,000,000

**Median House Price**

Year ending March 2019: \$1,675,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 145 sqm approx

**Agent Comments**

## Comparable Properties



**149 Mitford St ELWOOD 3184 (REI/VG)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 24/12/2018

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 274 sqm approx



**38 Brunning St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$955,000

**Method:** Private Sale

**Date:** 21/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 196 sqm approx



**10 Latrobe St.E WINDSOR 3181 (REI)**

**Agent Comments**



**Price:** \$942,500

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** House (Res)