

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

4/17 Charnwood Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$593,250 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 31/12/2020 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	8/3 Wando Gr ST KILDA EAST 3183	\$575,000	03/03/2021
2	6/26 Ruskin St ELWOOD 3184	\$560,000	21/11/2020
3	6/44 Eildon Rd ST KILDA 3182	\$545,000	16/12/2020

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.~~

This Statement of Information was prepared on: 23/03/2021 17:31



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
December quarter 2020: \$593,250

Comparable Properties



8/3 Wando Gr ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$575,000
Method: Private Sale
Date: 03/03/2021
Property Type: Apartment



6/26 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$560,000
Method: Private Sale
Date: 21/11/2020
Property Type: Apartment



6/44 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$545,000
Method: Private Sale
Date: 16/12/2020
Property Type: Apartment