

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

8/35 CHARLES STREET 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

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

18/1 ACLAND STREET ST KILDA VIC 3182	\$240,000	09-Feb-24
4/35 CHARLES STREET ST KILDA VIC 3182	\$215,000	04-Dec-23
16/82 GREY STREET ST KILDA VIC 3182	\$220,000	08-Apr-24

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: 15 May 2024

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**18/1 ACLAND STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$240,000** Sold Date **09-Feb-24**

Distance **0.92km**



**4/35 CHARLES STREET ST KILDA
VIC 3182**

1 1 -

Sold Price **\$215,000** Sold Date **04-Dec-23**

Distance **0.01km**



**16/82 GREY STREET ST KILDA VIC
3182**

1 1 1

Sold Price **\$220,000** Sold Date **08-Apr-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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