

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

5/17 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 2021

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

5/16 Charnwood Road St Kilda VIC 3182	\$730,000	19-Jun-21
4/17-25 Charnwood Crescent St Kilda VIC 3182	\$720,000	24-Apr-21
2/13 Loch Street St Kilda West VIC 3182	\$780,000	27-Mar-21

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: 25 June 2021

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5/16 Charnwood Road St Kilda VIC 3182

Sold Price

^{RS} **\$730,000**

Sold Date

19-Jun-21

2 1 1

Distance

0.1km



4/17-25 Charnwood Crescent St Kilda VIC 3182

Sold Price

^{RS} **\$720,000**

Sold Date

24-Apr-21

2 1 -

Distance

0.18km



2/13 Loch Street St Kilda West VIC 3182

Sold Price

\$780,000

Sold Date

27-Mar-21

2 1 -

Distance

0.9km

RS = Recent sale **UN** = Undisclosed Sale

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