# 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	7 Charnwood Road, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,700,000	&	\$2,800,000
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### Median sale price

Median price	\$1,442,000	Pro	perty Type	House		Suburb	St Kilda
Period - From	01/10/2019	to	30/09/2020		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	67 Dickens St ELWOOD 3184	\$2,880,000	10/11/2020
2	11 Marlton Cr ST KILDA 3182	\$2,825,000	16/10/2020
3	57 Milton St ELWOOD 3184	\$2,715,000	06/06/2020

#### 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:	24/11/2020 14:47













**Property Type:** House Agent Comments

Indicative Selling Price \$2,700,000 - \$2,800,000 Median House Price Year ending September 2020: \$1,442,000

# Comparable Properties



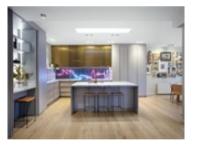
67 Dickens St ELWOOD 3184 (REI)

4





Price: \$2,880,000 Method: Private Sale Date: 10/11/2020 Property Type: House **Agent Comments** 



11 Mariton Cr ST KILDA 3182 (REI)

4





Price: \$2,825,000 Method: Private Sale Date: 16/10/2020 Property Type: House Land Size: 422 sqm approx **Agent Comments** 



57 Milton St ELWOOD 3184 (REI/VG)





Price: \$2,715,000 Method: Private Sale Date: 06/06/2020 Property Type: House Land Size: 448 sqm approx **Agent Comments** 

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



