

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

7 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,700,000

&

\$2,800,000

Median sale price

Median price \$1,442,000

Property 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



4 3 3

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)

Agent Comments

4 2 1

Price: \$2,880,000

Method: Private Sale

Date: 10/11/2020

Property Type: House



11 Marlton Cr ST KILDA 3182 (REI)

Agent Comments

4 2 -

Price: \$2,825,000

Method: Private Sale

Date: 16/10/2020

Property Type: House

Land Size: 422 sqm approx



57 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$2,715,000

Method: Private Sale

Date: 06/06/2020

Property Type: House

Land Size: 448 sqm approx