

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 13/15 Charnwood Road St Kilda

Indicative selling price

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

\$435,000

Median Unit Sale Price

\$535,000

Suburb or Locality

St Kilda

Period From

April 2017 – March 2018 (Source: CoreLogic)

Comparable property sales

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
38/10 Acland Street St Kilda	\$435,000	25 th November 2017
2/7A Motherwell Street South Yarra	\$440,000	24 th January 2018
1/146 St Kilda Road St Kilda	\$460,000	10 th February 2018