

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

6/12 CHARLOTTE PLACE 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/21 REDAN STREET ST KILDA VIC 3182	\$485,000	09-Jul-22
10/5 LEWISHAM ROAD WINDSOR VIC 3181	\$480,000	15-Jun-22
13/3 ALFRED SQUARE ST KILDA VIC 3182	\$490,000	02-Aug-22

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: 12 December 2022

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2/21 REDAN STREET ST KILDA VIC 3182

Sold Price

\$485,000

Sold Date

09-Jul-22

1

1

1

Distance

0.27km

10/5 LEWISHAM ROAD WINDSOR VIC 3181

Sold Price

\$480,000

Sold Date

15-Jun-22

1

1

1

Distance

0.61km

13/3 ALFRED SQUARE ST KILDA VIC 3182

Sold Price

\$490,000

Sold Date

02-Aug-22

1

1

1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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