

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

32/38 CHARNWOOD ROAD 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

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

15/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$294,000	28-Oct-24
203/135 INKERMAN STREET ST KILDA VIC 3182	\$310,000	20-Dec-24
10/34 CRIMEA STREET ST KILDA VIC 3182	\$305,000	27-Aug-24

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 February 2025

Shannon O'Sullivan
 M 0456029622
 E ShannonO'Sullivan@mcgrath.com.au



**15/77 WESTBURY STREET ST
 KILDA EAST VIC 3183**

1 1 1

Sold Price ^{RS} **\$294,000** Sold Date **28-Oct-24**

Distance **1.02km**



**203/135 INKERMAN STREET ST
 KILDA VIC 3182**

1 1 -

Sold Price **\$310,000** Sold Date **20-Dec-24**

Distance **0.73km**



**10/34 CRIMEA STREET ST KILDA
 VIC 3182**

1 1 -

Sold Price **\$305,000** Sold Date **27-Aug-24**

Distance **0.26km**

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

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