

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

11/16 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

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

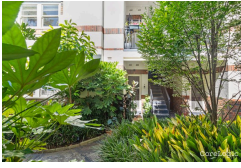
11/20 CHARNWOOD ROAD ST KILDA VIC 3182	\$665,000	21-Feb-24
6/12C CHAPEL STREET ST KILDA VIC 3182	\$670,000	23-Nov-23
4/55 CHAPEL STREET ST KILDA VIC 3182	\$700,000	05-Mar-24

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: 13 May 2024

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**11/20 CHARNWOOD ROAD ST
 KILDA VIC 3182**

2 1 -

Sold Price **\$665,000** Sold Date **21-Feb-24**

Distance **0.02km**



**6/12C CHAPEL STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$670,000** Sold Date **23-Nov-23**

Distance **0.7km**



**4/55 CHAPEL STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$700,000** Sold Date **05-Mar-24**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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