

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

8/18-20 CHARNWOOD ROAD, ST. KILDA VIC 3182

Indicative selling price

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

Range between:

\$595,000

&

\$654,500

Median sale price

Median price

\$625,000

Property type

Apartment

Suburb

ST. KILDA VIC 3182

Period - From

04/02/2020

to

04/02/2021

Source

www.realestate.com.au

Comparable property sales

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. 5/8 Charnwood Grove, St. Kilda Vic 3182	\$615,000	06/02/2021
2. 207/2 Princes Street, St. Kilda Vic 3182	\$600,000	31/10/2020
3. 7/167 Fitzroy Street, St. Kilda Vic 3182	\$650,000	12/11/2020

This Statement of Information was prepared on:

23/02/2021