

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

12/17 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2020

to

31 Jan 2021

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

9/2 Redan Street St Kilda VIC 3182	\$550,000	23-Jan-21
10/23 Dalgety Street St Kilda VIC 3182	\$630,888	10-Dec-20
3/95-97 Carlisle Street St Kilda VIC 3182	\$511,000	06-Feb-21

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: 16 February 2021

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9/2 Redan Street St Kilda VIC 3182 Sold Price ^{RS} **\$550,000** Sold Date **23-Jan-21**
 Distance **0.21km**

1 1 1



10/23 Dalgety Street St Kilda VIC 3182 Sold Price ^{RS} **\$630,888** Sold Date **10-Dec-20**
 Distance **0.54km**

1 1 -



3/95-97 Carlisle Street St Kilda VIC 3182 Sold Price ^{RS} **\$511,000** Sold Date **06-Feb-21**
 Distance **0.98km**

1 1 1

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

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