

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

18/23-25 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$605,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2022

to 30/09/2023

Source REIV

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 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	3/3 Rae Ct PRAHRAN 3181	\$620,000	21/11/2023
2	9/219 Alma Rd ST KILDA EAST 3183	\$605,000	26/11/2023
3	6/130 Hotham St ST KILDA EAST 3183	\$599,000	06/12/2023

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 six months.~~

This Statement of Information was prepared on:

11/12/2023 11:12



 2
  1
  1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$605,000

Median Unit Price
 Year ending September 2023: \$530,000

Comparable Properties



3/3 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

 2
  1
  1

Price: \$620,000
Method: Sold Before Auction
Date: 21/11/2023
Property Type: Apartment



9/219 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$605,000
Method: Sold Before Auction
Date: 26/11/2023
Property Type: Apartment



6/130 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$599,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999