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: 2/12 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between: $650,000 & $700,000

Median sale price

Median price: $580,000 Property Type: Unit Suburb: St Kilda

Period - From: 01/10/2020 to: 30/09/2021 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	4/8 Charnwood Gr ST KILDA 3182	$701,000	27/05/2021
2	7/11 Redan St ST KILDA 3182	$662,000	18/06/2021
3			

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: 17/11/2021 11:57

2/12 Charnwood Road, St Kilda Vic 3182



2 1 2

Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending September 2021: $580,000

Comparable Properties



4/8 Charnwood Gr ST KILDA 3182 (REI/VG)

2 1 1

Agent Comments

Price: $701,000
Method: Auction Sale
Date: 27/05/2021
Property Type: Apartment



7/11 Redan St ST KILDA 3182 (REI/VG)

2 1 1

Agent Comments

Price: $662,000
Method: Private Sale
Date: 18/06/2021
Property Type: Apartment

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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