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	6/18 Charnwood Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

Median price $542,500 Property Type Unit Suburb St Kilda

Period - From 01/01/2022 to 31/12/2022 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	2/2 Dickens St ELWOOD 3184	$592,000	16/03/2023
2	1/2 Wando Gr ST KILDA EAST 3183	$575,000	10/03/2023
3	4/23 Lansdowne Rd ST KILDA EAST 3183	$574,000	18/02/2023

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: 22/03/2023 16:21

6/18 Charnwood Crescent, St Kilda Vic 3182

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median Unit Price
Year ending December 2022: $542,500

Comparable Properties



2/2 Dickens St ELWOOD 3184 (REI)

2 1 1

Price: $592,000
Method: Private Sale
Date: 16/03/2023
Property Type: Apartment

Agent Comments



1/2 Wando Gr ST KILDA EAST 3183 (REI)

2 1 1

Price: $575,000
Method: Sold Before Auction
Date: 10/03/2023
Property Type: Apartment

Agent Comments



4/23 Lansdowne Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $574,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Apartment
Land Size: 1016 sqm approx

Agent Comments

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