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	6/40 Charnwood Road, St Kilda, VIC 3182

Indicative selling price

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

Single price	$585,000	or range between		&	

Median sale price

Median price	$ 532,000	Property type	Unit	Suburb	ST KILDA
Period - From	02/12/2020	to	31/05/2021	Source	CoreLogic

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 3/78 Barkly Street St Kilda	$556,000	29/05/2021
2 6/215 Alma Road St Kilda East	$600,000	12/05/2021
3 11/24 Hughenden Road St Kilda East	$589,000	05/05/2021

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: 31/05/2021