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<br>Including suburb and postcode | 8/27 Charnwood Road, St Kilda VIC 3182 |

## Indicative selling price

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

Range between $490,000 & $530,000

## Median sale price

Median price $516,500 Property Type Unit Suburb St Kilda

Period - From 04/08/2024 to 03/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 14/107 Park Street St Kilda West VIC 3182 | $503,000 | 27/11/2024 |
| 19/10 Clifton Street Prahran VIC 3181 | $520,000 | 25/10/2024 |
| 907/15 Clifton Street Prahran VIC 3181 | $530,000 | 16/10/2024 |

This Statement of Information was prepared on: 04/02/2025