

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 4/6 Charlotte Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$865,000 & \$946,000

Median sale price

Median price \$1,181,000 Property Type House Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	4/17 Martin St ST KILDA 3182	\$950,000	29/04/2023
2	26 Leslie St ST KILDA EAST 3183	\$930,000	25/03/2023
3	21 Prentice St ST KILDA EAST 3183	\$895,000	25/03/2023

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: 03/05/2023 13:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$865,000 - \$946,000

Median House Price

March quarter 2023: \$1,181,000

Comparable Properties



4/17 Martin St ST KILDA 3182 (REI)



Price: \$950,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Agent Comments

Town residence, within 1.05km of subject property, 3 x bedrooms, larger in size, 1 x bathroom



26 Leslie St ST KILDA EAST 3183 (REI)



Price: \$930,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Agent Comments

Freestanding townhouse, contemporary style, 2 x bed, 1 x bath, 1 x car



21 Prentice St ST KILDA EAST 3183 (REI/VG)



Price: \$895,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Land Size: 92 sqm approx

Agent Comments

Free standing town residence, 2 x bed, 1 x bath, 1 x car, within 1.06km of subject property