

# 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 2/17 Charnwood Crescent, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	14/19 Mitford St ST KILDA 3182	\$738,000	12/05/2023
2	G06/126 Carlisle St ST KILDA 3182	\$715,000	13/06/2023
3	8/18 Duke St ST KILDA 3182	\$650,000	20/07/2023

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: 06/09/2023 13:09



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

June quarter 2023: \$542,750

## Comparable Properties



**14/19 Mitford St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$738,000

**Method:** Private Sale

**Date:** 12/05/2023

**Property Type:** Apartment



**G06/126 Carlisle St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** Apartment



**8/18 Duke St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 20/07/2023

**Property Type:** Apartment