

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

3/4 Charlotte Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2018

to 30/09/2019

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	2/29 Alma Gr ST KILDA 3182	\$530,000	13/07/2019
2	10/4 Chomley St PRAHRAN 3181	\$500,000	01/08/2019
3	4/13 Cardigan St ST KILDA EAST 3183	\$490,000	31/08/2019

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:

13/11/2019 16:59



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

Year ending September 2019: \$500,000

Comparable Properties



2/29 Alma Gr ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 3

Property Type: Apartment



10/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 01/08/2019

Property Type: Apartment



4/13 Cardigan St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment