Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 38 Charles Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	ı/underquo	ting		
Single price	e \$1,875,000							
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	erty Type House			Suburb	St Kilda
Period - From	01/04/2023	to	30/06/2023		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	121 Peel St WINDSOR 3181	\$1,835,000	26/08/2023
2	44 Dalgety St ST KILDA 3182	\$1,810,000	27/06/2023
3	35 Broadway ELWOOD 3184	\$1,800,000	29/06/2023

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.

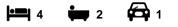
This Statement of Information was prepared on:

11/09/2023 12:23









Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,875,000 Median House Price June quarter 2023: \$1,570,000

Comparable Properties



121 Peel St WINDSOR 3181 (REI) **D** 1

Price: \$1,835,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 326 sqm approx

Agent Comments

Agent Comments



2 4 2 Price: \$1,810,000



Method: Private Sale Date: 27/06/2023 Property Type: House

35 Broadway ELWOOD 3184 (REI)

44 Dalgety St ST KILDA 3182 (REI)



Agent Comments



Price: \$1,800,000 Method: Private Sale Date: 29/06/2023 Property Type: Apartment Land Size: 400 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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