

# 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

13 Charles Street, 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 \$1,490,000 & \$1,550,000

### Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/02/2022 to 31/01/2023 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 | 24 Jervois St ST KILDA EAST 3183 | \$1,500,000 | 23/01/2023   |
| 2 | 6 Lewisham La WINDSOR 3181       | \$1,500,000 | 12/11/2022   |
| 3 | 3a Duke St WINDSOR 3181          | \$1,500,000 | 27/09/2022   |

**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: 01/02/2023 13:39



3 2 1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**24 Jervois St ST KILDA EAST 3183 (REI)**

Agent Comments

3 1 1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 23/01/2023

**Property Type:** House



**6 Lewisham La WINDSOR 3181 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Land Size:** 120 sqm approx



**3a Duke St WINDSOR 3181 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 27/09/2022

**Property Type:** House