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

18/23-25 Charnwood Road, St Kilda Vic 3182

Indicative selling price

| E | | | | | | | / | |
|---------|---------|---------|---------|----------|-----------|----------|--------|--------|
| For the | meaning | of this | price s | see cons | umer.vic. | .dov.au/ | undera | uotina |
| | | •••••• | p | | | | a | |

Single price \$605,000

Median sale price

| Median price | \$530,000 | Pro | perty Type Ur | nit | | Suburb | St Kilda |
|---------------|------------|-----|---------------|-----|-------|--------|----------|
| Period - From | 01/10/2022 | to | 30/09/2023 | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 3/3 Rae Ct PRAHRAN 3181 | \$620,000 | 21/11/2023 |
| 2 | 9/219 Alma Rd ST KILDA EAST 3183 | \$605,000 | 26/11/2023 |
| 3 | 6/130 Hotham St ST KILDA EAST 3183 | \$599,000 | 06/12/2023 |

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:

11/12/2023 11:12









Property Type: Apartment Agent Comments Indicative Selling Price \$605,000 Median Unit Price Year ending September 2023: \$530,000

Comparable Properties



3/3 Rae Ct PRAHRAN 3181 (REI)



Price: \$620,000

Price: \$620,000 Method: Sold Before Auction Date: 21/11/2023 Property Type: Apartment

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Agent Comments

Agent Comments



9/219 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$605,000 Method: Sold Before Auction Date: 26/11/2023 Property Type: Apartment

6/130 Hotham St ST KILDA EAST 3183 (REI)

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Agent Comments



Price: \$599,000 Method: Sold Before Auction Date: 06/12/2023 Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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