

## 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

7/29 Charnwood Road 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) (\*Delete single price or range as applicable)

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/29 Charnwood Road St Kilda VIC 3182 | \$480,000 | 21-Nov-18 |
| 6/29 Charnwood Road St Kilda VIC 3182 | \$460,500 | 05-May-18 |
|                                       |           |           |

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 6 months.

This Statement of Information was prepared on: 20 November 2019



1/29 Charnwood Road St Kilda VIC Sold Price **\$480,000** Sold Date **21-Nov-18**  
3182

 2
  1
  2

Distance -



6/29 Charnwood Road St Kilda VIC Sold Price **\$460,500** Sold Date **05-May-18**  
3182

 2
  1
  1

Distance -

RS = Recent sale      UN = Undisclosed Sale

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