

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

5/16 CHARNWOOD ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 2024

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

8/6 WOONSOCKET COURT ST KILDA VIC 3182	\$730,000	04-Apr-24
3/36 BRIGHTON ROAD BALACLAVA VIC 3183	\$735,000	30-Jun-24
1/17A ALBION STREET BALACLAVA VIC 3183	\$725,000	23-May-24

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: 23 August 2024

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



**8/6 WOONSOCKET COURT ST
KILDA VIC 3182**

 2
  1
  1

Sold Price **\$730,000** Sold Date **04-Apr-24**

Distance **0.31km**



**3/36 BRIGHTON ROAD
BALACLAVA VIC 3183**

 2
  1
  1

Sold Price ^{RS} **\$735,000** Sold Date **30-Jun-24**

Distance **1.7km**



**1/17A ALBION STREET
BALACLAVA VIC 3183**

 2
  1
  1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **23-May-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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