

# 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 9/31 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)

Single price \$430,000

### Median sale price

Median price \$557,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2019

to 30/06/2020

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	2/31 Charnwood Rd ST KILDA 3182	\$420,000	23/05/2020
2	13/27 Robe St ST KILDA 3182	\$410,000	12/09/2020
3	3/40 Charnwood Rd ST KILDA 3182	\$400,000	02/05/2020

**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:

28/09/2020 16:29



1   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000  
**Median Unit Price**  
Year ending June 2020: \$557,500

## Comparable Properties



**2/31 Charnwood Rd ST KILDA 3182 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$420,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2020  
**Rooms:** 2  
**Property Type:** Apartment



**13/27 Robe St ST KILDA 3182 (REI)**   **Agent Comments**

2   1   1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 12/09/2020  
**Property Type:** Apartment



**3/40 Charnwood Rd ST KILDA 3182 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$400,000  
**Method:** Sale by Tender  
**Date:** 02/05/2020  
**Property Type:** Apartment