

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

11 Charles Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2024

to

31/03/2024

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	7 Kipling St ST KILDA 3182	\$1,463,000	15/02/2024
2	71 Byron St ELWOOD 3184	\$1,280,000	04/05/2024
3	29 Fawkner St ST KILDA 3182	\$1,275,000	16/02/2024

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:

15/05/2024 12:18



Property Type: House (Res)

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



7 Kipling St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,463,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 312 sqm approx



71 Byron St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



29 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Sold Before Auction

Date: 16/02/2024

Property Type: House (Res)

Land Size: 190 sqm approx