

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

38 Charles Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb St Kilda

Period - From 01/04/2022

to 31/03/2023

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	95 Grosvenor St BALACLAVA 3183	\$1,930,000	04/03/2023
2	16 Grosvenor St BALACLAVA 3183	\$1,902,000	01/04/2023
3	5 Mccrae St ELWOOD 3184	\$1,850,000	01/03/2023

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:

04/07/2023 14:22



Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending March 2023: \$1,710,000

Comparable Properties



95 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,930,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 344 sqm approx



16 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,902,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 327 sqm approx



5 Mccrae St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 01/03/2023

Property Type: House

Land Size: 263 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372