### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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
3	+ ,,		<b>,</b> , ,

#### Median sale price

Median price	\$1,710,000	Pro	pperty Type F	louse		Suburb	St Kilda
Period - From	01/04/2022	to	31/03/2023	So	ource	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.

Ad	dress 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

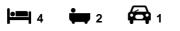
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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)

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**6** 

Price: \$1,930,000 Method: Auction Sale Date: 04/03/2023

**Property Type:** House (Res) **Land Size:** 344 sqm approx

**Agent Comments** 



16 Grosvenor St BALACLAVA 3183 (REI/VG)





**Price:** \$1,902,000 **Method:** Auction Sale **Date:** 01/04/2023

**Property Type:** House (Res) **Land Size:** 327 sqm approx

Agent Comments



5 Mccrae St ELWOOD 3184 (REI/VG)

**-**3





Price: \$1,850,000 Method: Private Sale Date: 01/03/2023 Property Type: House Land Size: 263 sqm approx Agent Comments

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





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