Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	4/17 Charnwood Grove, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$850,000

Median sale price

Median price	\$530,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024	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.

Address of comparable property

1	5/75 Park St ST KILDA WEST 3182	\$850,000	15/02/2024
2	3/26 The Avenue WINDSOR 3181	\$843,000	20/03/2024
3	4/84-86 Dickens St ELWOOD 3184	\$840,000	14/12/2023

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:	24/04/2024 09:55



Date of sale



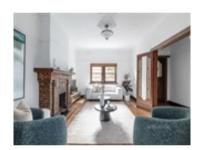
Iliass Okaf 03 8644 5500 0481 797 691 iliassokaf@jelliscraig.com.au

Indicative Selling Price \$850,000 **Median Unit Price** Year ending March 2024: \$530,000



Property Type: Apartment **Agent Comments**

Comparable Properties



5/75 Park St ST KILDA WEST 3182 (REI/VG)





Price: \$850,000

Method: Sold Before Auction

Date: 15/02/2024 Property Type: Unit **Agent Comments**



3/26 The Avenue WINDSOR 3181 (REI)







Price: \$843,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Apartment

Agent Comments



4/84-86 Dickens St ELWOOD 3184 (REI)



Price: \$840,000 Method: Private Sale Date: 14/12/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



