

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

4/17 Charnwood Grove, St Kilda Vic 3182

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

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2023

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	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

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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)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Unit



3/26 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$843,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Apartment



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

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment

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