

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

11/20 CHARNWOOD ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

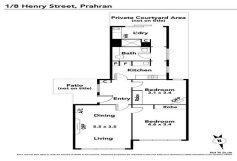
1/8 HENRY STREET WINDSOR VIC 3181	\$680,000	30-Nov-23
3/89A ALMA ROAD ST KILDA EAST VIC 3183	\$708,500	08-Nov-23
1/2 HAMMERDALE AVENUE ST KILDA EAST VIC 3183	\$680,000	22-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 31 January 2024

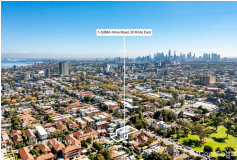
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 E Nicoleprime@mcgrath.com.au



1/8 HENRY STREET WINDSOR VIC 3181 Sold Price **\$680,000** Sold Date **30-Nov-23**

2 1 -

Distance **0.46km**



3/89A ALMA ROAD ST KILDA EAST VIC 3183 Sold Price **\$708,500** Sold Date **08-Nov-23**

2 1 -

Distance **0.69km**



1/2 HAMMERDALE AVENUE ST KILDA EAST VIC 3183 Sold Price **\$680,000** Sold Date **22-Aug-23**

2 1 -

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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