

# Statement of Information

## Sections 47AF of the *Estate Agents Act 1980*

*Property Offered for Sale: 13/15 Charnwood Road St Kilda*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
\$439,000

### Median Unit Sale Price

\$535,000

### Suburb or Locality

St Kilda

### Period From

April 2017 – March 2018 (Source: CoreLogic)

### Comparable property sales

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
38/10 Acland Street St Kilda	\$435000	25 <sup>th</sup> November 2017
2/7A Motherwell Street South Yarra	\$440,000	24 <sup>th</sup> January 2018
1/146 St Kilda Road St Kilda	\$460,000	10 <sup>th</sup> February 2018