



**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
March quarter 2017: \$530,000

## Comparable Properties



**1/14 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** 5  
**Property Type:** Apartment

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.

## 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

3/299 Orrong Road, St Kilda East Vic 3183

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&amp;

\$850,000

**Median sale price**

Median price

\$530,000

Unit

X

Suburb

St Kilda East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

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.