

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

1/4A LANSDOWNE ROAD ST KILDA EAST VIC 3183

Indicative selling price

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

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2021

to

30 Sep 2022

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

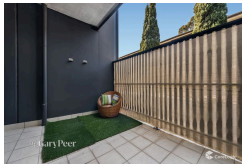
Date of sale

6/194 ALMA ROAD ST KILDA EAST VIC 3183	\$440,000	16-Oct-22
12/370 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$475,000	30-Jun-22
306/356 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$425,000	29-May-22

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: 18 October 2022



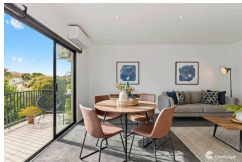
**6/194 ALMA ROAD ST KILDA EAST
VIC 3183**

Sold Price

^{RS} **\$440,000** Sold Date **16-Oct-22**

 1  1  1

Distance **0.29km**



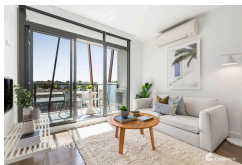
**12/370 ORRONG ROAD CAULFIELD
NORTH VIC 3161**

Sold Price

\$475,000 Sold Date **30-Jun-22**

 1  1  1

Distance **0.44km**



**306/356 ORRONG ROAD
CAULFIELD NORTH VIC 3161**

Sold Price

\$425,000 Sold Date **29-May-22**

 1  1  1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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