

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	5/273 Orrong Road, St Kilda East Vic 3183
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$610,000	House		Unit	X	Suburb	St Kilda East
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

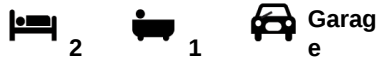
Comparable property sales (*Delete A or B below as applicable)

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	2/2a Hertford St ST KILDA EAST 3183	\$680,000	15/09/2018
2	6/17 Hughenden Rd ST KILDA EAST 3183	\$620,000	15/09/2018
3	10/205 Alma Rd ST KILDA EAST 3183	\$600,000	01/09/2018

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.



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



2/2a Hertford St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Apartment



6/17 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 15/09/2018

Rooms: 4

Property Type: Apartment



10/205 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 3

Property Type: Apartment