

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

1/254 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$570,500 House Unit X Suburb St Kilda East

Period - From 01/07/2017 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	7/317 Dandenong Rd PRAHRAN 3181	\$447,000	02/05/2018
2	8/21 Redan St ST KILDA 3182	\$445,000	20/04/2018
3	15/1 Duke St ST KILDA 3182	\$428,000	28/07/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

Year ending June 2018: \$570,500

Comparable Properties



7/317 Dandenong Rd PRAHRAN 3181 (REI/VG) **Agent Comments**

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Price: \$447,000

Method: Auction Sale

Date: 02/05/2018

Rooms: -

Property Type: Apartment



8/21 Redan St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$445,000

Method: Sale

Date: 20/04/2018

Rooms: -

Property Type: Strata Unit/Flat



15/1 Duke St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$428,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment