

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

2/9 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2020

to

30/09/2021

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	24/327 Orrong Rd ST KILDA EAST 3183	\$549,500	11/10/2021
2	5/4 Charlotte Pl ST KILDA 3182	\$515,000	25/10/2021
3	5/9 Lambeth Pl ST KILDA 3182	\$512,000	05/08/2021

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.~~

This Statement of Information was prepared on:

27/10/2021 13:26



Property Type: Flat

Agent Comments

Comparable Properties



24/327 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$549,500

Method: Private Sale

Date: 11/10/2021

Property Type: Apartment



5/4 Charlotte PI ST KILDA 3182 (REI)

Agent Comments



Price: \$515,000

Method: Sold Before Auction

Date: 25/10/2021

Property Type: Apartment



5/9 Lambeth PI ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$512,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: Apartment