

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

2/25 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$480,000

&

\$525,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb St Kilda East

Period - From 01/01/2021

to

31/03/2021

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	9/11 Albion St BALACLAVA 3183	\$597,500	18/04/2021
2	6/698 Inkerman Rd CAULFIELD NORTH 3161	\$581,500	13/03/2021
3	3/316 Dandenong Rd ST KILDA EAST 3183	\$580,000	27/03/2021

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:

11/05/2021 13:28



Property Type: Apartment

Agent Comments

Comparable Properties



9/11 Albion St BALACLAVA 3183 (REI)

Agent Comments



Price: \$597,500

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment



6/698 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$581,500

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



3/316 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: Apartment