



 3  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending March 2017: \$530,000

Comparable Properties



6/212 Alma Rd ST KILDA EAST 3183 (REI)

 3  2  1

Agent Comments

2 Bathrooms + Garage

Price: \$745,000

Method: Auction Sale

Date: 21/05/2017

Rooms: -

Property Type: Apartment



16/8 Mooltan Av ST KILDA EAST 3183 (REI)

 2  1  1

Agent Comments

Price: \$686,100

Method: Sold Before Auction

Date: 17/05/2017

Rooms: -

Property Type: Apartment



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

 3  1  1

Agent Comments

Price: \$650,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Apartment

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

12/323 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$530,000

Unit

X

Suburb

St Kilda East

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
6/212 Alma Rd ST KILDA EAST 3183	\$745,000	21/05/2017
16/8 Mooltan Av ST KILDA EAST 3183	\$686,100	17/05/2017
2/2 Hertford St ST KILDA EAST 3183	\$650,000	17/06/2017