

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 24/327 Orrong Road, St Kilda East VIC 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$549,500

or range between

&

## Median sale price

Median price \$650,000

Property type Apartment

Suburb St Kilda East

Period - From 01/04/2021

to 30/06/2021

Source REIV

## Comparable property sales

**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 9/7-9 Albert St CAULFIELD NORTH 3161	\$555,000	19/05/2021
2 15/16a Chapel St ST KILDA 3182	\$515,000	03/09/2021
3 27/327 Orrong Rd, ST KILDA EAST 3183	\$550,000	23/07/2021

**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: 7/10/2021