

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

4/62 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2021

to

31/12/2021

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	8/1 Celeste Ct ST KILDA EAST 3183	\$354,500	18/01/2022
2	37/5-9 Fulton St ST KILDA EAST 3183	\$355,000	18/02/2022
3	6/63 Pakington St ST KILDA 3182	\$358,000	09/12/2021

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:

01/03/2022 14:36



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Property Type: Strata
Unit/Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending December 2021: \$620,000

Comparable Properties



8/1 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$354,500

Method: Private Sale

Date: 18/01/2022

Property Type: Apartment



37/5-9 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Private Sale

Date: 18/02/2022

Property Type: Apartment



6/63 Pakington St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$358,000

Method: Private Sale

Date: 09/12/2021

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693