

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

2/312 DANDENONG ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,250

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 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

3/194 ALMA ROAD ST KILDA EAST VIC 3183	\$685,000	18-Jun-23
2/392 INKERMAN STREET ST KILDA EAST VIC 3183	\$667,000	22-Jul-23
1/117 ALMA ROAD ST KILDA EAST VIC 3183	\$660,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 06 September 2023

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**3/194 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 2

Sold Price

\$685,000

Sold Date

18-Jun-23

Distance

0.35km



**2/392 INKERMANN STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$667,000**

Sold Date

22-Jul-23

Distance

0.79km



**1/117 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 1

Sold Price

^{RS} **\$660,000**

Sold Date

29-Jul-23

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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