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

6/250 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$270,000		&		\$290,000			
Median sale price								
Median price	\$630,000	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13/250 Dandenong Rd ST KILDA EAST 3183	\$290,000	30/11/2021
2	22/87 Alma Rd ST KILDA EAST 3183	\$285,000	04/05/2022
3	104/201 High St PRAHRAN 3181	\$280,000	13/01/2022

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:

30/05/2022 16:05



WE DELIVER ... Biggin Scott

Simon Dale 0425771377 sdale@bigginscott.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$270,000 - \$290,000 Median Unit Price March quarter 2022: \$630,000

Comparable Properties

13/250 Dandenong Rd ST KILDA EAST 3183 (REI/VG) 1 1 1 1 1 1 1 1 1 Price: \$290,000 Method: Private Sale Date: 30/11/2021 Property Type: Apartment	Agent Comments Same complex, 1 x bedroom, 1 x bathroom, 1 x car
22/87 Alma Rd ST KILDA EAST 3183 (REI) 1 1 1 1 1 1 1 Price: \$285,000 Method: Private Sale Date: 04/05/2022 Property Type: Apartment	Agent Comments Renovated 1 x bedroom, 1 x bathroom, 1 x car — main Rd
104/201 High St PRAHRAN 3181 (REI/VG) I I I I I I I I IIIIIIIIIIIIIIIIIIIII	Agent Comments Contemporary Style, main Rd, 1 x bedroom, 1 x bathroom, no car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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