

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 between

\$270,000

&

\$290,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2022

to

31/03/2022

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 | 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



1 1 1

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

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

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)

1 1 -

Price: \$280,000
Method: Private Sale
Date: 13/01/2022
Property Type: Apartment

Agent Comments

Contemporary Style, main Rd, 1 x bedroom, 1 x bathroom, no car