

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	2/323 Orrong Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$475,000	&	\$522,500

Median sale price

Median price	\$597,000	Hou	se	Unit	Х	S	Suburb	St Kilda East
Period - From	01/04/2019	to	30/06/2019		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 4/2 Crimea St CAULFIELD NORTH 3161 \$522,500 17/03/2019 2 5/306 Inkerman St ST KILDA EAST 3183 \$504,500 15/06/2019 3 14/61 Kooyong Rd ARMADALE 3143 \$503,000 11/05/2019

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.

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Rooms:

Property Type: Apartment Land Size: 1091 sqm approx

Agent Comments

Indicative Selling Price \$475,000 - \$522,500 **Median Unit Price** June guarter 2019: \$597,000

Comparable Properties



4/2 Crimea St CAULFIELD NORTH 3161

(REI/VG)

-2





Price: \$522,500 Method: Auction Sale Date: 17/03/2019

Rooms: -

Property Type: Apartment

Agent Comments



5/306 Inkerman St ST KILDA EAST 3183 (REI)

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Price: \$504,500 Method: Auction Sale Date: 15/06/2019

Rooms: -

Property Type: Apartment



14/61 Kooyong Rd ARMADALE 3143 (REI/VG)





Price: \$503,000 Method: Auction Sale Date: 11/05/2019

Rooms: -

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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