

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 7/254 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$190,000 & \$200,000

Median sale price

Median price \$585,000 House Unit X Suburb St Kilda East

Period - From 01/04/2018 to 31/03/2019 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	21/6 Williams Rd PRAHRAN 3181	\$220,000	08/02/2019
2	26/87 Alma Rd ST KILDA EAST 3183	\$215,000	15/12/2018
3	12/24-26 Lansdowne Rd ST KILDA EAST 3183	\$205,000	25/11/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$190,000 - \$200,000

Median Unit Price

Year ending March 2019: \$585,000

Comparable Properties



21/6 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$220,000
Method: Sold Before Auction
Date: 08/02/2019
Rooms: -
Property Type: Apartment



26/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$215,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Apartment

12/24-26 Lansdowne Rd ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 25/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)