

## 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 22/350 Dandenong Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$459,000

#### 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	2/340a Dandenong Rd ST KILDA EAST 3183	\$485,000	27/11/2018
2	9/1 Duncraig Av ARMADALE 3143	\$475,000	30/10/2018
3	14/11 Fulton St ST KILDA EAST 3183	\$465,000	19/12/2018

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.



2 1 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$459,000

**Median Unit Price**  
Year ending March 2019: \$585,000

## Comparable Properties



**2/340a Dandenong Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 27/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/1 Duncraig Av ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$475,000  
**Method:** Sold After Auction  
**Date:** 30/10/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 2511 sqm approx



**14/11 Fulton St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 19/12/2018  
**Rooms:** -  
**Property Type:** Apartment