

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

13/13 LANSDOWNE ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,875

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

10/311 DANDENONG ROAD PRAHRAN VIC 3181	\$599,999	04-May-23
3/43 WILGAH STREET ST KILDA EAST VIC 3183	\$600,000	02-Jul-23
3/17 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$592,000	03-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 04 August 2023

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**10/311 DANDENONG ROAD
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$599,999** Sold Date **04-May-23**

Distance **0.22km**



**3/43 WILGAH STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **02-Jul-23**

Distance **0.43km**



**3/17 HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$592,000** Sold Date **03-Jun-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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