

# 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 3/57 Lansdowne 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)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$627,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 31/12/2023 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	6/47 Alexandra St ST KILDA EAST 3183	\$596,000	28/10/2023
2	15/310 Inkerman St ST KILDA EAST 3183	\$575,000	16/11/2023
3	12/11 Fulton St ST KILDA EAST 3183	\$550,000	23/10/2023

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: 19/02/2024 11:22



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**6/47 Alexandra St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$596,000

**Method:** Sold Before Auction

**Date:** 28/10/2023

**Property Type:** Apartment



**15/310 Inkerman St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** Apartment



**12/11 Fulton St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Apartment