## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/57 Lansdowne Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$480,000		&		\$520,000				
Median sale p	rice								
Median price	\$627,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2023: \$627,000

# **Comparable Properties**



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



Price: \$596,000 Method: Sold Before Auction Date: 28/10/2023 Property Type: Apartment Agent Comments



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

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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