

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

2/4 WANDO GROVE 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/53 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$247,000	20-Nov-23
3/53 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$247,000	20-Nov-23
19/6 WILLIAMS ROAD PRAHRAN VIC 3181	\$260,000	03-Feb-24

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: 30 April 2024



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**2/53 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$247,000** Sold Date **20-Nov-23**

Distance **0.58km**



**3/53 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price Sold Date **20-Nov-23**

Distance **0.58km**



**19/6 WILLIAMS ROAD PRAHRAN
VIC 3181**

1 1 1

Sold Price **\$260,000** Sold Date **03-Feb-24**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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