

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

4/4a Wando Grove, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$625,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb St Kilda East

Period - From 12/04/2020

to 11/04/2021

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	17/844 Malvern Rd ARMADALE 3143	\$626,500	24/03/2021
2	17/23-25 Charnwood Rd ST KILDA 3182	\$613,000	30/03/2021
3	13/99 Alma Rd ST KILDA EAST 3183	\$605,000	21/03/2021

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:

12/04/2021 09:22



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: 67 sqm approx
Agent Comments

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Indicative Selling Price
\$625,000

Median Unit Price
12/04/2020 - 11/04/2021: \$600,000

Comparable Properties



17/844 Malvern Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$626,500
Method: Sold Before Auction
Date: 24/03/2021
Property Type: Apartment



17/23-25 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$613,000
Method: Private Sale
Date: 30/03/2021
Property Type: Apartment



13/99 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Auction Sale
Date: 21/03/2021
Rooms: 4
Property Type: Apartment