

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

3/3 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$560,000 Property Type Unit Suburb St Kilda East

Period - From 26/09/2018 to 25/09/2019 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	9/114a Westbury CI BALACLAVA 3183	\$528,000	03/08/2019
2	5/70a Alexandra St ST KILDA EAST 3183	\$520,000	22/06/2019
3	3/8 Grandview Gr PRAHRAN 3181	\$510,000	12/08/2019

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:

26/09/2019 11:19

Campbell Kilsby

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

26/09/2018 - 25/09/2019: \$560,000



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



9/114a Westbury Cl BALACLAVA 3183 (REI)

Agent Comments



Price: \$528,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Apartment



5/70a Alexandra St ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Apartment



3/8 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$510,000

Method: Sold Before Auction

Date: 12/08/2019

Property Type: Apartment