

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

5/323 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$590,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2020

to

30/06/2020

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	8/229 Alma Rd ST KILDA EAST 3183	\$625,700	24/07/2020
2	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020
3	6/340 Dandenong Rd ST KILDA EAST 3183	\$600,000	12/09/2020

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:

08/10/2020 09:12



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

June quarter 2020: \$590,500

Comparable Properties



8/229 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

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Price: \$625,700

Method: Private Sale

Date: 24/07/2020

Property Type: Apartment



1/62 Alma Rd ST KILDA 3182 (REI/VG) **Agent Comments**

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Price: \$622,500

Method: Auction Sale

Date: 18/07/2020

Property Type: Apartment



6/340 Dandenong Rd ST KILDA EAST 3183 (REI) **Agent Comments**

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Price: \$600,000

Method: Private Sale

Date: 12/09/2020

Rooms: 4

Property Type: Apartment