

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 27/4 Wando Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$555,088 House Unit X Suburb St Kilda East

Period - From 01/01/2019 to 31/03/2019 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		
2		
3		

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.

27/4 Wando Grove, St Kilda East Vic 3183

Arthur Korf
0413 757 353
akorf@langwellharper.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$249,000
Median Unit Price
March quarter 2019: \$555,088

Please Note: Our main references are to all the similar sales within the immediate block which although are more than 6 months do reflect a consistent history and basis as opposed to properties within 2 km. We have enough similar sales to justify our range.

Comparable Properties



11/24 Lansdowne Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$226,000
Method: Private Sale
Date: 30/11/2018
Rooms: -
Property Type: Apartment



7/254 Dandenong Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$216,500
Method: Sold Before Auction
Date: 09/05/2019
Rooms: -
Property Type: Apartment

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