

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 12/306 Dandenong 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 & \$530,000

Median sale price

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 01/01/2017 to 31/12/2017 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	14/24 Hughenden Rd ST KILDA EAST 3183	\$535,000	07/12/2017
2	7/154 Alma Rd ST KILDA EAST 3183	\$532,000	24/02/2018
3	6/51 gourlay St ST KILDA EAST 3183	\$515,000	19/02/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending December 2017: \$575,000

Comparable Properties



14/24 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$535,000
Method: Sold Before Auction
Date: 07/12/2017
Rooms: 4
Property Type: Apartment



7/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$532,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment



6/51 gourlay St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$515,000
Method: Auction Sale
Date: 19/02/2018
Rooms: -
Property Type: Apartment