

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

3/340A 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 & \$550,000

Median sale price

Median price \$623,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2021 to 31/03/2022 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	10/19 Irving Av PRAHRAN 3181	\$540,500	06/04/2022
2	8/64 Hotham St ST KILDA EAST 3183	\$534,000	21/05/2022
3	8/9 Wilks St CAULFIELD NORTH 3161	\$500,000	14/04/2022

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:

24/06/2022 09:48



2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2022: \$623,000

Comparable Properties



10/19 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$540,500

Method: Private Sale

Date: 06/04/2022

Property Type: Apartment



8/64 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$534,000

Method: Auction Sale

Date: 21/05/2022

Property Type: Apartment



8/9 Wilks St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 14/04/2022

Property Type: Apartment