

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

2/2 Wando Grove St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

9/332-334 Dandenong Road St Kilda East VIC 3183	\$585,000	12-Feb-21
8/3 Wando Grove St Kilda East VIC 3183	\$575,000	03-Mar-21
3/316 Dandenong Road St Kilda East VIC 3183	\$580,000	27-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 19 July 2021

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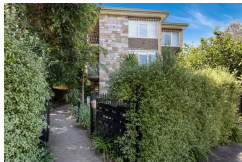


9/332-334 Dandenong Road St Kilda East VIC 3183

3 1 1

Sold Price **\$585,000** Sold Date **12-Feb-21**

Distance **0.07km**



8/3 Wando Grove St Kilda East VIC 3183

2 1 -

Sold Price **\$575,000** Sold Date **03-Mar-21**

Distance **0.09km**



3/316 Dandenong Road St Kilda East VIC 3183

2 1 1

Sold Price **\$580,000** Sold Date **27-Mar-21**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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