

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 8/58 Lansdowne Road, St Kilda East 3183

Indicative selling price

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

Single price \$305,000

Median sale price

Median price \$630,500 Property type Apartment Suburb St Kilda East

Period - From 01/10/2021 to 30/12/2021 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. 10/26 The Avenue, Balaclava 3183	\$310,000	25/09/2021
2. 28/50 Hotham Street, St Kilda East 3183	\$317,500	12/01/2022
3. 10/52 Hotham Street, St Kilda East 3183	\$330,000	07/11/2021

This Statement of Information was prepared on: Tuesday 1st March 2022