

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 3/316 Dandenong Road, St Kilda East

Indicative selling price

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

Single price \$559,000

or range between

&

Median sale price

Median price \$627,000

Property type Apartment

Suburb St Kilda East

Period - From 01/10/2023

to 31/12/2023

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
14/9 Kooyong Road, Caulfield North	\$543,000	19/12/2023
8/30 Blenheim Street, Balaclava	\$565,000	12/12/2023
8/34 Chomley Street, Prahran	\$575,000	27/01/2024

This Statement of Information was prepared on: 24/04/2024