

# 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

6/21 Lansdowne Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$586,650

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2020

to

31/12/2020

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	1/119-125 Wellington St ST KILDA 3182	\$800,000	12/12/2020
2	5/16 Wattletree Rd ARMADALE 3143	\$797,500	10/12/2020
3	3/35 Prahran Gr ELSTERNWICK 3185	\$791,000	07/12/2020

**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:

03/02/2021 11:19

6/21 Lansdowne Road, St Kilda East Vic 3183



Oren Flamm

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending December 2020: \$586,650



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/119-125 Wellington St ST KILDA 3182 (REI)**

Agent Comments

2 1 2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)



**5/16 Wattletree Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 2

**Price:** \$797,500

**Method:** Sold Before Auction

**Date:** 10/12/2020

**Property Type:** Apartment



**3/35 Prahran Gr ELSTERNWICK 3185 (REI)**

Agent Comments

2 1 2

**Price:** \$791,000

**Method:** Sold Before Auction

**Date:** 07/12/2020

**Property Type:** Townhouse (Res)

**Account** - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.