

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

17 Lansdowne Road, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,519,000

Median sale price

Median price \$1,460,000

House

X

Unit

Suburb

St Kilda East

Period - From 01/07/2017

to

30/06/2018

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	6 King St ST KILDA EAST 3183	\$1,575,000	06/06/2018
2	214 Alma Rd ST KILDA EAST 3183	\$1,505,000	30/06/2018
3	8 Murchison St ST KILDA EAST 3183	\$1,470,000	27/05/2018

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.



Rooms:

Property Type: House

Land Size: 507 sqm approx

Agent Comments

Comparable Properties



6 King St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,575,000

Method: Private Sale

Date: 06/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 244 sqm approx



214 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 7

Property Type: House (Res)

Land Size: 480 sqm approx



8 Murchison St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,470,000

Method: Sold After Auction

Date: 27/05/2018

Rooms: 5

Property Type: House

Land Size: 536 sqm approx