

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

5/58 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$616,250

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2019

to

30/09/2020

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 | 9/69 Barkly St ST KILDA 3182 | \$318,000 | 03/08/2020 |
| 2 | 6/16 Newlyn St CAULFIELD 3162 | \$310,000 | 12/08/2020 |
| 3 | 8/18 Orange Gr BALACLAVA 3183 | \$295,000 | 20/08/2020 |

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:

12/10/2020 11:26



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$315,000

Median Unit Price

Year ending September 2020: \$616,250

Comparable Properties



9/69 Barkly St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$318,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment



6/16 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$310,000

Method: Private Sale

Date: 12/08/2020

Rooms: 2

Property Type: Apartment



8/18 Orange Gr BALACLAVA 3183 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$295,000

Method: Private Sale

Date: 20/08/2020

Property Type: Apartment