

# 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 27/4a Lansdowne Road ST KILDA EAST 3183

## Indicative selling price

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

range between \$400,000 & \$430,000

## Median sale price

Median price \$610,000 Property type UNIT Suburb ST KILDA EAST

Period - From 01/07/2020 to 30/09/2020 Source REIV

## Comparable property sales

**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
13/87 Alma Road ST KILDA EAST 3183	\$440,000	20/07/2020
206/43 Duke Street ST KILDA 3182	\$420,000	12/08/2020
38/87 Alma Road ST KILDA EAST 3183	\$400,000	20/06/2020

This Statement of Information was prepared on: Monday 12<sup>th</sup> October 2020