

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

5/321 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/07/2023

to

30/09/2023

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
1	8/19 Cardigan St ST KILDA EAST 3183	\$475,000	28/08/2023
2	22/6 Lansdowne Rd ST KILDA EAST 3183	\$467,000	09/10/2023
3	7/3 Hughenden Rd ST KILDA EAST 3183	\$463,000	27/10/2023

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:

07/12/2023 15:43



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000

Median Unit Price

September quarter 2023: \$610,000

Comparable Properties



8/19 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$475,000

Method: Private Sale

Date: 28/08/2023

Property Type: Apartment



22/6 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$467,000

Method: Private Sale

Date: 09/10/2023

Property Type: Unit



7/3 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$463,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: Apartment