

14/322-328 Dandenong Road, St Kilda East Vic 3183

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3 1 1

Rooms: 4

Property Type: Flat

Agent Comments

Updated Kitchen & Bathroom Built 1976 Internal Size: 121sqm

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

March quarter 2017: \$2,010,750

Comparable Properties



5/313a Dandenong Rd PRAHRAN 3181 (REI)

3 1 1

Price: \$766,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: Apartment

Agent Comments

Block of 6 Apartments Large balcony, good view/vistas, lock up garage, large bathroom Built 1965 - 121sqm



4/7 Hertford St ST KILDA EAST 3183 (REI)

3 1 1

Price:

Method: Private Sale

Date: 24/04/2017

Rooms: 5

Property Type: Apartment

Agent Comments

Sold \$690,000 Block of Four only Views, large open plan living, large bathroom, floorboards. Built 1968 - 88sqm



1/42 The Avenue BALACLAVA 3183 (REI/VG)

3 1 1

Price: \$647,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: Apartment

Agent Comments

Boutique complex Updated Built 1972 - 92sqm

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

14/322-328 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$2,010,750

House

X

Suburb

St Kilda East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/313a Dandenong Rd PRAHRAN 3181	\$766,000	29/04/2017
4/7 Hertford St ST KILDA EAST 3183		24/04/2017
1/42 The Avenue BALACLAVA 3183	\$647,000	08/04/2017