

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

10/349 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$430,000 & \$460,000

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 (*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	8/349 Orrong Rd ST KILDA EAST 3183	\$500,000	02/08/2020
2	4/98 Grosvenor St BALACLAVA 3183	\$477,500	11/11/2020
3	6/325 Orrong Rd ST KILDA EAST 3183	\$475,000	08/07/2020

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:

11/12/2020 11:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

September quarter 2020: \$610,000

Comparable Properties



8/349 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$500,000

Method: Sold Before Auction

Date: 02/08/2020

Rooms: 3

Property Type: Apartment



4/98 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$477,500

Method: Private Sale

Date: 11/11/2020

Property Type: Apartment



6/325 Orrong Rd ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 08/07/2020

Property Type: Stratum Flat