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 betweer	\$430,000		&		\$460,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress 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



Price: \$500,000 Method: Sold Before Auction

8/349 Orrong Rd ST KILDA EAST 3183

Date: 02/08/2020 **Rooms:** 3 **Property Type:** Apartment

(REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$477,500 Method: Private Sale Date: 11/11/2020 Property Type: Apartment



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



Price: \$475,000 Method: Sale Date: 08/07/2020 Property Type: Stratum Flat

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.