

# 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

9/328 Dandenong Road, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2021 to 31/03/2021 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	6/507 Dandenong Rd ARMADALE 3143	\$699,500	17/04/2021
2	4/15 Denbigh Rd ARMADALE 3143	\$675,000	02/03/2021
3	7/11 Lewisham Rd WINDSOR 3181	\$650,000	30/01/2021

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:

03/05/2021 13:11



 3  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
March quarter 2021: \$605,000

## Comparable Properties



**6/507 Dandenong Rd ARMADALE 3143 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$699,500  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** Apartment



**4/15 Denbigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 02/03/2021  
**Property Type:** Apartment



**7/11 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 30/01/2021  
**Property Type:** Apartment