

# 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

2/62 Lansdowne 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 \$360,000

&

\$390,000

### Median sale price

Median price \$597,000

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2019

to 30/06/2019

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	202/43 Duke St ST KILDA 3182	\$407,500	06/09/2019
2	13/197 Brighton Rd ELWOOD 3184	\$407,099	11/09/2019
3	3/569 High St PRAHRAN 3181	\$400,000	04/09/2019

**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:

18/10/2019 14:23



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**202/43 Duke St ST KILDA 3182 (VG)**

**Agent Comments**



**Price:** \$407,500

**Method:** Sale

**Date:** 06/09/2019

**Property Type:** Strata Unit/Flat



**13/197 Brighton Rd ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$407,099

**Method:** Sold Before Auction

**Date:** 11/09/2019

**Property Type:** Apartment



**3/569 High St PRAHRAN 3181 (VG)**

**Agent Comments**



**Price:** \$400,000

**Method:** Sale

**Date:** 04/09/2019

**Property Type:** Strata Unit/Flat