

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

5/299 Orrong Road, St Kilda East 3183

## Indicative selling price

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

Single price

\$

or range between

\$800,000

&

\$880,000

## 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

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 |
|---------------------------------------|-----------|--------------|
| 6/29 Hampden Road, Armadale 3143      | \$905,000 | 06/05/19     |
| 3/33 Wanda Road, Caulfield North 3161 | \$893,000 | 07/04/19     |
| 5/310 Alma Road, Caulfield North 3161 | \$870,000 | 19/05/19     |

This Statement of Information was prepared on:

04/09/2019