

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

5/4A Wando Grove St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

2/2 Wando Grove St Kilda East VIC 3183	\$575,000	03-Aug-21
1/336 Dandenong Road St Kilda East VIC 3183	\$592,000	22-Jul-21
3/333 Orrong Road St Kilda East VIC 3183	\$660,000	15-May-21

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 6 months.~~

This Statement of Information was prepared on: 12 November 2021



2/2 Wando Grove St Kilda East VIC 3183 Sold Price **\$575,000** Sold Date **03-Aug-21**

 2  1  1

Distance **0.05km**



1/336 Dandenong Road St Kilda East VIC 3183 Sold Price **\$592,000** Sold Date **22-Jul-21**

 2  1  1

Distance **0.1km**



3/333 Orrong Road St Kilda East VIC 3183 Sold Price **\$660,000** Sold Date **15-May-21**

 2  1  1

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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