

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

3/250-252 Dandenong Road 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,150

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2020

to

31 Mar 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

15/231 Dandenong Road Windsor VIC 3181	\$299,000	23-Nov-20
8/104 Alexandra Street St Kilda East VIC 3183	\$299,000	10-Mar-21
311/153B High Street Prahran VIC 3181	\$295,000	27-Oct-20

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: 19 April 2021

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15/231 Dandenong Road Windsor VIC 3181

1 1 1

Sold Price

\$299,000

Sold Date **23-Nov-20**

Distance **0.18km**



8/104 Alexandra Street St Kilda East VIC 3183

1 1 1

Sold Price

Sold Date **10-Mar-21**

Distance **0.44km**



311/153B High Street Prahran VIC 3181

1 1 1

Sold Price

\$295,000

Sold Date **27-Oct-20**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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