

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 32/4 Wando Grove, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$200,000 & \$220,000

Median sale price

Median price \$627,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 31/12/2023 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	2/53 Lansdowne Rd ST KILDA EAST 3183	\$247,000	20/11/2023
2	21/4 Wando Gr ST KILDA EAST 3183	\$220,000	16/09/2023
3	27/116 Inkerman St ST KILDA 3182	\$202,000	04/10/2023

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: 19/01/2024 12:45



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2/53 Lansdowne Rd ST KILDA EAST 3183 (VG) Agent Comments



Price: \$247,000

Method: Sale

Date: 20/11/2023

Property Type: Strata Unit/Flat



21/4 Wando Gr ST KILDA EAST 3183 (REI) Agent Comments



Price: \$220,000

Method: Private Sale

Date: 16/09/2023

Property Type: Studio Apartment



27/116 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$202,000

Method: Private Sale

Date: 04/10/2023

Property Type: House (Res)