

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

2/58 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$590,500 Property Type Unit Suburb St Kilda East

Period - From 01/04/2020 to 30/06/2020 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	4/36 Clarke St PRAHRAN 3181	\$367,000	08/05/2020
2	15/51 Chapel St ST KILDA 3182	\$365,000	23/07/2020
3	7/106 Alexandra St ST KILDA EAST 3183	\$350,000	06/08/2020

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:

01/10/2020 11:12



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
June quarter 2020: \$590,500

Comparable Properties



4/36 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$367,000
Method: Sale by Tender
Date: 08/05/2020
Property Type: Apartment



15/51 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$365,000
Method: Sold Before Auction
Date: 23/07/2020
Rooms: 3
Property Type: Apartment



7/106 Alexandra St ST KILDA EAST 3183 (REI) **Agent Comments**

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Price: \$350,000
Method: Private Sale
Date: 06/08/2020
Rooms: 3
Property Type: Apartment