

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 6/62 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$610,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2023 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	8/75 Hotham St BALACLAVA 3183	\$350,000	17/02/2024
2	3/20 Bailey Av ARMADALE 3143	\$335,000	21/02/2024
3	4/7 Cardigan St ST KILDA EAST 3183	\$310,000	13/02/2024

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: 22/02/2024 15:52



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Property Type: Apartment (Strata)

Land Size: 44 sqm approx

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending December 2023: \$610,000

Comparable Properties



8/75 Hotham St BALACLAVA 3183 (REI)

Agent Comments

 1
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Price: \$350,000

Method: Private Sale

Date: 17/02/2024

Property Type: Apartment



3/20 Bailey Av ARMADALE 3143 (REI)

Agent Comments

 1
  1
  1

Price: \$335,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment



4/7 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

 1
  1
  1

Price: \$310,000

Method: Private Sale

Date: 13/02/2024

Rooms: 2

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693