

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

11/340A 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 2023

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

13/13 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$636,000	26-Aug-23
8/316 DANDENONG ROAD ST KILDA EAST VIC 3183	\$638,000	21-Sep-23
4/10 WILLIAMS ROAD PRAHRAN VIC 3181	\$645,000	07-Apr-23

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: 24 October 2023

McGrath St Kilda

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**13/13 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

^{RS}**\$636,000**

Sold Date

26-Aug-23

Distance

0.13km
**8/316 DANDENONG ROAD ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

^{RS}**\$638,000**^{UN}

Sold Date

21-Sep-23

Distance

0.16km
**4/10 WILLIAMS ROAD PRAHRAN
VIC 3181**

2 1 1

Sold Price

\$645,000

Sold Date

07-Apr-23

Distance

0.55km**RS** = Recent sale**UN** = Undisclosed Sale

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