

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

6/350 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$620,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2021 to 31/12/2021 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	2/2 Ravens Gr ST KILDA EAST 3183	\$539,000	21/12/2021
2	1/36 Sycamore Gr BALACLAVA 3183	\$499,500	22/01/2022
3	11/6 Westbury St ST KILDA EAST 3183	\$491,000	24/12/2021

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:

11/02/2022 11:28



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



2/2 Ravens Gr ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$539,000

Method: Private Sale

Date: 21/12/2021

Property Type: Apartment



1/36 Sycamore Gr BALACLAVA 3183 (REI)

Agent Comments



Price: \$499,500

Method: Private Sale

Date: 22/01/2022

Property Type: Apartment



11/6 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$491,000

Method: Private Sale

Date: 24/12/2021

Property Type: Apartment