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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	5/340a Dandenong Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Single price | \$520,000

Median sale price

Median price	\$597,500	Hou	se	Unit	Х		Suburb	St Kilda East
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Add	dress of comparable property	Price	Date of sale
1	12/1 Whitehall Ct CAULFIELD NORTH 3161	\$520,000	08/12/2018
2	2/106 Alexandra St ST KILDA EAST 3183	\$515,111	26/10/2018
3	10/350 Dandenong Rd ST KILDA EAST 3183	\$500,000	28/07/2018

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.











Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$520,000 Median Unit Price September quarter 2018: \$597,500

Comparable Properties



12/1 Whitehall Ct CAULFIELD NORTH 3161

(REI)

-2





Price: \$520,000 Method: Private Sale Date: 08/12/2018

Rooms: 4

Property Type: Apartment

Agent Comments



2/106 Alexandra St ST KILDA EAST 3183

(REI/VG)





Price: \$515,111

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



10/350 Dandenong Rd ST KILDA EAST 3183

(REI/VG)

- 2





Price: \$500,000 **Method:** Auction Sale **Date:** 28/07/2018

Rooms: -

Property Type: Apartment

Agent Comments





Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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