

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 5/340a Dandenong Road, St Kilda East Vic 3183

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 House Unit X 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)

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 | 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)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 08/12/2018

Rooms: 4

Property Type: Apartment



2/106 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$515,111

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: Apartment



10/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment