

# 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

3/22 Orange Grove, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$610,000

### Median sale price

Median price \$597,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2019 to 30/06/2019 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 | 18/11 The Avenue BALACLAVA 3183  | \$642,000 | 31/08/2019   |
| 2 | 5/228 Alma Rd ST KILDA EAST 3183 | \$620,000 | 27/07/2019   |
| 3 | 5/108 Westbury St BALACLAVA 3183 | \$610,000 | 02/09/2019   |

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:

02/10/2019 09:44

3/22 Orange Grove, St Kilda East Vic 3183



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**Indicative Selling Price**

\$560,000 - \$610,000

**Median Unit Price**

June quarter 2019: \$597,000



2 1 1

**Property Type:**

Agent Comments

## Comparable Properties



18/11 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 1 1

**Price:** \$642,000

**Method:** Sold Before Auction

**Date:** 31/08/2019

**Property Type:** Apartment



5/228 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** Apartment



5/108 Westbury St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 02/09/2019

**Property Type:** Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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.