

# 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

3/312 Dandenong Road, 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 \$720,000

&

\$780,000

### 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	2/71 Denbigh Rd ARMADALE 3143	\$791,500	15/08/2019
2	2/6 Nottage St ST KILDA EAST 3183	\$760,000	01/09/2019
3	2/374 Dandenong Rd CAULFIELD NORTH 3161	\$755,000	06/09/2019

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:

18/09/2019 11:41

3/312 Dandenong Road, St Kilda East Vic 3183

THE AGENCY

Brendan Walker

03 8578 0388

0459 763 955

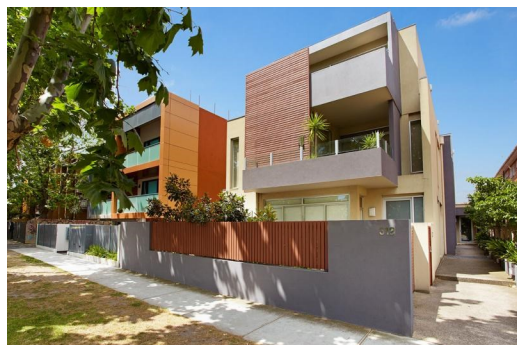
brendanwalker@theagency.com.au

**Indicative Selling Price**

\$720,000 - \$780,000

**Median Unit Price**

June quarter 2019: \$597,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/71 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments

 2  1  2

**Price:** \$791,500

**Method:** Sold Before Auction

**Date:** 15/08/2019

**Property Type:** Apartment



**2/6 Nottage St ST KILDA EAST 3183 (REI)**

Agent Comments

 2  2  1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 01/09/2019

**Rooms:** 3

**Property Type:** Apartment



**2/374 Dandenong Rd CAULFIELD NORTH 3161 (REI)** Agent Comments

 2  2  1

**Price:** \$755,000

**Method:** Sold Before Auction

**Date:** 06/09/2019

**Property Type:** Apartment

**Account** - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



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.