

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

17/250-252 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$281,000

Median sale price

Median price

\$511,600

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2022

to

31/12/2022

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	20/40 Waterloo Cr ST KILDA 3182	\$280,000	29/10/2022
2	16/50 Carlisle St ST KILDA 3182	\$275,000	06/09/2022
3	1/20 Loch Av ST KILDA EAST 3183	\$258,000	03/11/2022

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:

02/03/2023 10:48

17/250-252 Dandenong Road, St Kilda East Vic 3183

Jason Isaacs

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Indicative Selling Price

\$281,000

Median Unit Price

December quarter 2022: \$511,600



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



20/40 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$280,000

Method: Private Sale

Date: 29/10/2022

Property Type: Apartment



16/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$275,000

Method: Private Sale

Date: 06/09/2022

Property Type: Apartment



1/20 Loch Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$258,000

Method: Sold Before Auction

Date: 03/11/2022

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018