

## 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

103/30 ST ANDREWS PLACE EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

204/30 ST ANDREWS PLACE EAST MELBOURNE VIC 3002	\$1,200,000	04-Oct-23
706/30 ST ANDREWS PLACE EAST MELBOURNE VIC 3002	\$1,360,000	18-Oct-23
506/30 ST ANDREWS PLACE EAST MELBOURNE VIC 3002	\$1,400,000	02-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 15 January 2024

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**204/30 ST ANDREWS PLACE EAST** Sold Price **\$1,200,000** Sold Date **04-Oct-23**  
**MELBOURNE VIC 3002**

1 1 1

Distance **0km**



**706/30 ST ANDREWS PLACE EAST** Sold Price **\$1,360,000** Sold Date **18-Oct-23**  
**MELBOURNE VIC 3002**

2 2 -

Distance **0km**



**506/30 ST ANDREWS PLACE EAST** Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup> Sold Date **02-Jan-24**  
**MELBOURNE VIC 3002**

2 2 1

Distance **0.02km**

**RS** = Recent sale **UN** = Undisclosed Sale

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