

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

4/7 Wando Grove St Kilda East VIC 3183

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2018

to

30 Nov 2019

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

3/7 Wando Grove St Kilda East VIC 3183	\$765,000	13-Jun-19
2/374 Dandenong Road Caulfield North VIC 3161	\$755,000	05-Sep-19
3/4-4A Lansdowne Road St Kilda East VIC 3183	\$720,000	25-Nov-19

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.~~

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3/7 Wando Grove St Kilda East VIC 3183 Sold Price **\$765,000** Sold Date **13-Jun-19**

2 2 1

Distance -



2/374 Dandenong Road Caulfield North VIC 3161 Sold Price **\$755,000** Sold Date **05-Sep-19**

2 2 1

Distance **0.21km**



3/4-4A Lansdowne Road St Kilda East VIC 3183 Sold Price ^{RS} **\$720,000** Sold Date **25-Nov-19**

2 2 1

Distance **0.25km**

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

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