

# 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

14/4a Lansdowne 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 \$690,000 & \$750,000

### Median sale price

Median price \$588,250

Property Type Unit

Suburb St Kilda East

Period - From 13/01/2019

to 12/01/2020

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	319/138 Glen Eira Rd ELSTERNWICK 3185	\$732,500	21/09/2019
2	3/4 Lansdowne Rd ST KILDA EAST 3183	\$720,000	23/11/2019
3	3/4 Camden St BALACLAVA 3183	\$700,000	07/09/2019

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:

13/01/2020 12:38

14/4a Lansdowne Road, St Kilda East Vic 3183



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**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

13/01/2019 - 12/01/2020: \$588,250



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**319/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$732,500

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Apartment



**3/4 Lansdowne Rd ST KILDA EAST 3183 (REI)** Agent Comments

2 2 1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Apartment



**3/4 Camden St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 3

**Property Type:** Apartment

**Account** - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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.