

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda East

Period - From 05/05/2020 to 04/05/2021 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 | 6/43 Wilgah St ST KILDA EAST 3183 | \$600,000 | 16/03/2021 |
| 2 | 3/316 Dandenong Rd ST KILDA EAST 3183 | \$580,000 | 27/03/2021 |
| 3 | 10/57 Lansdowne Rd ST KILDA EAST 3183 | \$577,500 | 31/03/2021 |

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:

05/05/2021 14:55



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/43 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 16/03/2021

Property Type: Apartment



3/316 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: Apartment



10/57 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$577,500

Method: Sold Before Auction

Date: 31/03/2021

Property Type: Apartment