

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

Single price

\$585,000

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

St Kilda East

Period - From

17/05/2020

to

16/05/2021

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	9/332 Dandenong Rd ST KILDA EAST 3183	\$585,000	12/02/2021
2	1/59 Pakington St ST KILDA 3182	\$585,000	20/03/2021
3	3/316 Dandenong Rd ST KILDA EAST 3183	\$580,000	27/03/2021

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:

17/05/2021 10:13

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



Rochelle Butt
9525 9222
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Indicative Selling Price
\$585,000

Median Unit Price
17/05/2020 - 16/05/2021: \$601,000



2 2 1

Property Type: Apartment
Agent Comments

Comparable Properties



9/332 Dandenong Rd ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$585,000

Method: Sale

Date: 12/02/2021

Property Type: Strata Flat - Single OYO Flat



1/59 Pakington St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$585,000

Method: Auction Sale

Date: 20/03/2021

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

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.