

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

1/315 Orrong Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,870,000 Property Type House Suburb St Kilda East

Period - From 22/05/2023 to 21/05/2024 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	20 Mt Pleasant Gr ARMADALE 3143	\$1,800,000	24/02/2024
2	10 May Rd TOORAK 3142	\$1,750,000	23/02/2024
3	9 Clarendon St ARMADALE 3143	\$1,720,000	24/02/2024

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:

22/05/2024 15:18



Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

22/05/2023 - 21/05/2024: \$1,870,000

Comparable Properties



20 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 203 sqm approx



10 May Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: House (Res)



9 Clarendon St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 153 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372