

# 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 2/11 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 \$600,000 & \$650,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 31/03/2024 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	2/9 Glen Eira Av BALACLAVA 3183	\$660,000	26/04/2024
2	11/13 Lansdowne Rd ST KILDA EAST 3183	\$642,000	07/03/2024
3	3/37 Melby Av ST KILDA EAST 3183	\$640,000	14/04/2024

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: 11/06/2024 09:07



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending March 2024: \$605,000

## Comparable Properties



**2/9 Glen Eira Av BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 26/04/2024

**Property Type:** Apartment



**11/13 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$642,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** Apartment



**3/37 Melby Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$640,000

**Method:** Auction Sale

**Date:** 14/04/2024

**Property Type:** Apartment

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