## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/155 Glen Eira Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$770,000		&		\$820,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/150-152 Brighton Rd RIPPONLEA 3185	\$820,000	18/11/2023
2	8/273 Orrong Rd ST KILDA EAST 3183	\$796,000	19/11/2023
3			

OR

**B**<sup>\*</sup> 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:

30/11/2023 15:55



3/155 Glen Eira Road, St Kilda East Vic 3183



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Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$770,000 - \$820,000 Median Unit Price September quarter 2023: \$610,000

# **Comparable Properties**



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.

#### Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889

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