

# 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 3/47 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,114,425 Property Type Townhouse Suburb St Kilda East

Period - From 10/04/2023 to 09/04/2024 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	1/10 Princes St CAULFIELD NORTH 3161	\$1,210,000	29/01/2024
2	3/376 Inkerman St ST KILDA EAST 3183	\$1,058,850	30/01/2024
3	2/576 Orrong Rd ARMADALE 3143	\$1,025,000	01/02/2024

**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: 10/04/2024 10:27

3/47 Lansdowne Road, St Kilda East Vic 3183



2 1 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
10/04/2023 - 09/04/2024: \$1,114,425

## Comparable Properties



**1/10 Princes St CAULFIELD NORTH 3161 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 29/01/2024  
**Property Type:** Townhouse (Res)



**3/376 Inkerman St ST KILDA EAST 3183 (REI)** **Agent Comments**

2 2 1

**Price:** \$1,058,850  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** Townhouse (Single)



**2/576 Orrong Rd ARMADALE 3143 (REI)** **Agent Comments**

2 1 2

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** Townhouse (Single)

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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