

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 3/8 Ardoch Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$610,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2023 to 30/09/2023 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	8/3 Glen Eira Rd RIPPONLEA 3185	\$949,000	01/05/2023
2	4/11 Pilley St ST KILDA EAST 3183	\$945,000	26/06/2023
3	1/160 Carlisle St ST KILDA 3182	\$945,000	07/10/2023

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: 23/10/2023 12:18



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Unit Price
September quarter 2023: \$610,000

Comparable Properties



8/3 Glen Eira Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

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Price: \$949,000
Method: Private Sale
Date: 01/05/2023
Property Type: Apartment



4/11 Pilley St ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$945,000
Method: Sale
Date: 26/06/2023
Property Type: Subdivided Flat - Single OYO Flat



1/160 Carlisle St ST KILDA 3182 (REI)

Agent Comments

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Price: \$945,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400