

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

6/62 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$330,000

 &

\$360,000

Median sale price

Median price

\$610,000

 Property Type

Unit

 Suburb

St Kilda East

Period - From

01/01/2023

 to

31/12/2023

 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	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
2	4/20 Duke St ST KILDA 3182	\$350,000	14/01/2024
3	5/2 Marriott St ST KILDA 3182	\$358,000	21/12/2023

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:

09/02/2024 11:24



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Property Type: Strata Unit/Flat

Land Size: 44 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending December 2023: \$610,000

Comparable Properties



16/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 1
  1
  -

Price: \$349,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment



4/20 Duke St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  -

Price: \$350,000

Method: Private Sale

Date: 14/01/2024

Property Type: Apartment



5/2 Marriott St ST KILDA 3182 (VG)

Agent Comments

 1
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Price: \$358,000

Method: Sale

Date: 21/12/2023

Property Type: Strata Flat - Single OYO Flat

Account - Thomson | P: 03 95098244 | F: 95009693



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