

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

7/47 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$955,000 Property Type Townhouse Suburb St Kilda East

Period - From 23/01/2023 to 22/01/2024 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	71b Alma Rd ST KILDA 3182	\$1,130,000	16/12/2023
2	197a Hotham St RIPPONLEA 3185	\$1,080,000	04/09/2023
3	3/98 Westbury St BALACLAVA 3183	\$1,012,000	13/11/2023

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: 23/01/2024 09:54



 3
  2
  4

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

23/01/2023 - 22/01/2024: \$955,000

Comparable Properties



71b Alma Rd ST KILDA 3182 (REI)

Agent Comments

 3
  2
  2

Price: \$1,130,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: Townhouse (Res)



197a Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,080,000

Method: Private Sale

Date: 04/09/2023

Property Type: Townhouse (Single)

Land Size: 135 sqm approx



3/98 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$1,012,000

Method: Private Sale

Date: 13/11/2023

Property Type: Townhouse (Single)

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