

# 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

706/30 St Andrews Place, East Melbourne Vic 3002
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,550,000
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 & 

\$1,700,000
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### Median sale price

Median price 

\$932,500
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 Property Type 

Unit
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 Suburb 

East Melbourne
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Period - From 

14/08/2022
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 to 

13/08/2023
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 Source 

REIV
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### 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.

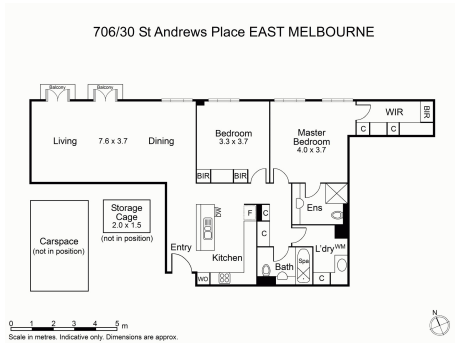
	Address of comparable property	Price	Date of sale
1	10/211 Wellington Pde.S EAST MELBOURNE 3002	\$1,740,000	12/08/2023
2	105/150 Clarendon St EAST MELBOURNE 3002	\$1,700,000	16/03/2023
3	31/2 Wellington Cr EAST MELBOURNE 3002	\$1,575,000	11/04/2023

**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: 

14/08/2023 14:58
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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,550,000 - \$1,700,000

**Median Unit Price**

14/08/2022 - 13/08/2023: \$932,500

## Comparable Properties

**10/211 Wellington Pde.S EAST MELBOURNE  
3002 (REI)**

**Agent Comments**



**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Apartment



**105/150 Clarendon St EAST MELBOURNE  
3002 (VG)**

**Agent Comments**



**Price:** \$1,700,000

**Method:** Sale

**Date:** 16/03/2023

**Property Type:** Flat/Unit/Apartment (Res)

**31/2 Wellington Cr EAST MELBOURNE 3002  
(VG)**

**Agent Comments**



**Price:** \$1,575,000

**Method:** Sale

**Date:** 11/04/2023

**Property Type:** Flat/Unit/Apartment (Res)

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