# 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

9/321 Orrong Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$580,000		&		\$638,000			
Median sale p	rice							
Median price	\$627,000	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/13 Lansdowne Rd ST KILDA EAST 3183	\$642,000	07/03/2024
2	11/194 Alma Rd ST KILDA EAST 3183	\$620,000	17/03/2024
3	9/219 Alma Rd ST KILDA EAST 3183	\$605,000	26/11/2023

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:

11/04/2024 16:31









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$580,000 - \$638,000 Median Unit Price December quarter 2023: \$627,000

# **Comparable Properties**





9/219 Alma Rd ST KILDA EAST 3183 (REI)

**1** 2 **1 1** 

Agent Comments

Price: \$605,000 Method: Sold Before Auction Date: 26/11/2023 Property Type: Apartment

#### Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





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