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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