

## 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	5/58 Lansdowne Road, St Kilda East Vic 3183
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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)

Single price	\$375,000
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#### Median sale price

Median price	\$550,000	House		Unit	X	Suburb	St Kilda East
Period - From	01/10/2016	to	30/09/2017	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	3/131 Alma Rd ST KILDA EAST 3183	\$380,000	10/08/2017
2	11/49 Kooyong Rd ARMADALE 3143	\$380,000	29/07/2017
3	3/18 Nightingale St BALACLAVA 3183	\$360,000	10/10/2017

**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.~~



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$375,000

**Median Unit Price**

Year ending September 2017: \$550,000

## Comparable Properties



**3/131 Alma Rd ST KILDA EAST 3183 (REI/VG)**   **Agent Comments**

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**Price:** \$380,000  
**Method:** Sold Before Auction  
**Date:** 10/08/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 513 sqm approx



**11/49 Kooyong Rd ARMADALE 3143 (REI)**   **Agent Comments**

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**Price:** \$380,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 3  
**Property Type:** Unit



**3/18 Nightingale St BALACLAVA 3183 (REI)**   **Agent Comments**

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**Price:** \$360,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2017  
**Rooms:** 5  
**Property Type:** Apartment