

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	5/58 Lansdowne Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$550,000	Hou	se	Unit	Х		Suburb	St Kilda East
Period - From	01/10/2016	to	30/09/2017		Sour	e REI\	V	

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.

Ac	Idress 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.





Generated: 27/11/2017 13:04

hockingstuart





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)

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)

Price: \$380,000 Method: Auction Sale Date: 29/07/2017

Rooms: 3

Property Type: Unit

Agent Comments

Agent Comments



3/18 Nightingale St BALACLAVA 3183 (REI)

Price: \$360,000

Method: Sold Before Auction

Date: 10/10/2017

Rooms: 5

Property Type: Apartment





Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 27/11/2017 13:04

Agent Comments