



Statement of Information

Sections 47AF of the Estate Agents Act 1980

21/1 Sandilands Street, SOUTH MELBOURNE 3205

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$950,000 - \$1,045,000

Median sale price

Median **Unit** for **SOUTH MELBOURNE DC** for period **Feb 2017 - Feb 2018**

Sourced from Realestate.com.au.

\$1,140,000

Comparable property sales

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 the most comparable to the property for sale.

206/15 Queens Road,
Melbourne 3004

Price **\$950,000** Sold 05 July
2017

91/418 St Kilda Road,
Melbourne 3004

Price **\$1,020,000** Sold 15
December 2017

206/576-578 St Kilda Road,
Melbourne 3004

Price **\$1,125,000** Sold 03
January 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.

Stockdale & Leggo Blackburn

Suite 2/14-16 Blackburn Road,
Blackburn VIC 3130

Contact agents



Anthony Molinaro
Stockdale & Leggo

(03) 9894 2044
0411 061 796

anthony.molinaro@stockdaleleggo.com.au



Yan Sun
Stockdale & Leggo

03 9894 2044
0410 949 088

yan.sun@stockdaleleggo.com.au

**Stockdale
& Leggo**