
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

15/254 Dandenong Road, St Kilda East, VIC 3183

INDICATIVE SELLING PRICE

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

Single Price \$330,000

MEDIAN SALE PRICE

Median price \$350,000 | Unit | St Kilda East (3183)

Period - From 1 June 2016 to 12 June 2017 | Source - www.realestate.com

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
23/250-252 DANDENONG RD, ST KILDA EAST VIC 3183	\$312,500	21/02/2017
6/1A HUGHENDEN RD, ST KILDA EAST VIC 3183	\$275,000	15/03/2017
26/4 WANDO GR, ST KILDA EAST VIC 3183	\$280,000	20/07/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195