

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

3/1 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$560,625 Property Type Unit Suburb St Kilda East

Period - From 01/07/2019 to 30/09/2019 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	8/575 Inkerman Rd CAULFIELD NORTH 3161	\$725,000	27/10/2019
2	1/205 Alma Rd ST KILDA EAST 3183	\$656,000	19/09/2019
3			

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:

07/11/2019 14:34

3/1 Lansdowne Road, St Kilda East Vic 3183

Chisholm&Gamon

Torsten Kasper

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Property Type: Apartment

Land Size: 86 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

September quarter 2019: \$560,625

Comparable Properties



8/575 Inkerman Rd CAULFIELD NORTH 3161 (REI) Agent Comments

 2  1  -

Price: \$725,000

Method: Auction Sale

Date: 27/10/2019

Rooms: 4

Property Type: Apartment



1/205 Alma Rd ST KILDA EAST 3183 (REI) Agent Comments

 2  1  1

Price: \$656,000

Method: Sold Before Auction

Date: 19/09/2019

Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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.