

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

24/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,250

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

17/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183	\$287,000	07-Mar-23
8/130 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$295,000	17-May-23
9/209 DANDENONG ROAD WINDSOR VIC 3181	\$349,500	01-Apr-23




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 6 months.

This Statement of Information was prepared on: 29 August 2023






17/250-252 DANDENONG ROAD ST Sold Price **\$287,000** Sold Date **07-Mar-23**
KILDA EAST VIC 3183

 1
  1
  1

Distance **0km**






8/130 ALEXANDRA STREET ST Sold Price ^{RS} **\$295,000** Sold Date **17-May-23**
KILDA EAST VIC 3183

 1
  1
  1

Distance **0.34km**



9/209 DANDENONG ROAD Sold Price **\$349,500** Sold Date **01-Apr-23**
WINDSOR VIC 3181

 1
  1
  1

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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