

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 8/130 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$611,500

Property Type Unit

Suburb St Kilda East

Period - From 30/06/2021

to 29/06/2022

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	6/250 Dandenong Rd ST KILDA EAST 3183	\$270,000	09/06/2022
2	7/24 Prentice St ST KILDA EAST 3183	\$265,000	14/06/2022
3	28/250 Dandenong Rd ST KILDA EAST 3183	\$265,000	24/06/2022

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:

30/06/2022 12:02



Property Type:
Agent Comments

Indicative Selling Price
\$285,000
Median Unit Price
30/06/2021 - 29/06/2022: \$611,500

Comparable Properties



6/250 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$270,000
Method: Auction Sale
Date: 09/06/2022
Property Type: Apartment



7/24 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 14/06/2022
Property Type: Subdivided Flat - Single OYO Flat



28/250 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 24/06/2022
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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