

# 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

16/350 Dandenong Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000 & \$520,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb St Kilda East

Period - From 25/02/2020 to 24/02/2021 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	6/340 Dandenong Rd ST KILDA EAST 3183	\$600,000	12/09/2020
2	22/9 Meadow St ST KILDA EAST 3183	\$530,000	12/01/2021
3	10/378 Inkerman St ST KILDA EAST 3183	\$521,000	28/11/2020

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:

25/02/2021 18:19



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$475,000 - \$520,000  
**Median Unit Price**  
25/02/2020 - 24/02/2021: \$590,000

## Comparable Properties



**6/340 Dandenong Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 12/09/2020  
**Rooms:** 4  
**Property Type:** Apartment



**22/9 Meadow St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 12/01/2021  
**Property Type:** Apartment



**10/378 Inkerman St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$521,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** Apartment