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

1/4 Wando Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between $200,000 & $220,000

Median sale price

Median price	$577,500	Property Type	Unit	Suburb	St Kilda East
Period - From	01/04/2024	to	30/06/2024	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	6/4 Wando Gr ST KILDA EAST 3183	$220,000	26/03/2024
2	32/4 Wando Gr ST KILDA EAST 3183	$220,000	27/01/2024
3	2/4 Wando Gr ST KILDA EAST 3183	$213,000	13/05/2024

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: 22/07/2024 10:47

CONSUMER AFFAIRS VICTORIA

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$200,000 - $220,000
Median Unit Price
June quarter 2024: $577,500

Comparable Properties

6/4 Wando Gr ST KILDA EAST 3183 (VG)

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Price: $220,000
Method: Sale
Date: 26/03/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments

32/4 Wando Gr ST KILDA EAST 3183 (REI/VG)

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Price: $220,000
Method: Private Sale
Date: 27/01/2024
Property Type: Apartment

Agent Comments

2/4 Wando Gr ST KILDA EAST 3183 (REI)

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Price: $213,000
Method: Private Sale
Date: 13/05/2024
Property Type: Apartment

Agent Comments