

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,875

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 |
| 7/5 SHIRLEY GROVE ST KILDA EAST VIC 3183 | \$295,000 | 01-Mar-23 |
| 5/329 ORRONG ROAD ST KILDA EAST VIC 3183 | \$325,000 | 08-Jul-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: 11 August 2023



17/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183 Sold Price **\$287,000** Sold Date **07-Mar-23**
Distance **0km**

 1  1  1



7/5 SHIRLEY GROVE ST KILDA EAST VIC 3183 Sold Price **\$295,000** Sold Date **01-Mar-23**
Distance **0.44km**

 1  1  1



5/329 ORRONG ROAD ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$325,000** Sold Date **08-Jul-23**
Distance **0.86km**

 1  1  1

RS = Recent sale UN = Undisclosed Sale

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