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<br>Including suburb and postcode | 14 Lansdowne Road, St Kilda East Vic 3183 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $1,450,000 Property Type House Suburb St Kilda East

Period - From 01/01/2023 to 31/03/2023 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 | 49 Pridham St PRAHRAN 3181 | $1,100,000 | 29/03/2023 |
| 2 | 5 Mary St WINDSOR 3181 | $1,065,000 | 28/02/2023 |
| 3 | 1/11 Pilley St ST KILDA EAST 3183 | $1,050,000 | 12/11/2022 |

**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: 10/05/2023 11:26

# 14 Lansdowne Road, St Kilda East Vic 3183



2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median House Price**
March quarter 2023: $1,450,000

## Comparable Properties



**49 Pridham St PRAHRAN 3181 (REI)**

2 1 -

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 29/03/2023
**Property Type:** House

Agent Comments



**5 Mary St WINDSOR 3181 (REI)**

2 1 -

**Price:** $1,065,000
**Method:** Private Sale
**Date:** 28/02/2023
**Property Type:** House

Agent Comments



**1/11 Pilley St ST KILDA EAST 3183 (REI/VG)**

2 1 -

**Price:** $1,050,000
**Method:** Auction Sale
**Date:** 12/11/2022
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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