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	1/331 Orrong Road, St Kilda East, VIC 3183

Indicative selling price

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

Single price	$695,000	or range between		&

Median sale price

Median price	$ 600,000	Property type	Unit	Suburb	ST KILDA EAST
Period - From	18/03/2023	to	17/03/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/114a Westbury Close Balaclava Vic 3183	$675,000	2023-12-05
2	6/12c Chapel Street St Kilda Vic 3182	$670,000	2023-11-23
3	22/174 Peel Street Windsor Vic 3181	$670,000	2023-11-11

This Statement of Information was prepared on: 18/03/2024

CONSUMER AFFAIRS VICTORIA