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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 8 Boondara Grove, 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 \$1,550,00 & \$1,700,000

## Median sale price

Median price \$1,580,000 \*House x \*Unit Suburb St Kilda East

Period - From 01/04/2018 to 30/06/2018 Source REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
187 Orrong Rd ST KILDA EAST 3183	\$1,750,000	21/08/2018
18a Alston Gr ST KILDA EAST 3183	\$1,661,000	13/05/2018
2/61a Tennyson St ELWOOD 3184	\$1,615,000	10/08/2018