

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

13 Milburn Grove, St Kilda East

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Range between	\$2,600,000	&	\$2,700,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$1,470,000	*House	<input checked="" type="checkbox"/>	Suburb or locality	St Kilda East
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Period - From	01.04.2017	to	30.06.2017	Source	REIV
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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 18 months that the estate agent considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
37 Blenheim Street, Balaclava 3183	\$2,500,000	30.04.2017
18 Muntz Street, Caulfield North 3161	\$2,401,000	04.03.2017
200 Kooyong Road, Caulfield North 3161	\$2,400,000	30.03.2017