

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Sections 47AF of the Estate Agents Act 1960					
for sale					
1/36 Sycamore Grove, St Kilda East, Vic 3183					
price					
orice see consum	er.vic.gov.au/u	inderquoting (*Delete sing	le price or	range as
s499,500 or range between				&	
Median sale price					
\$670,000 Property type Unit			Subui	St Kilda	East
01/10/2021 to 01/01/2022 Source Property Data					
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			Pric	e	Date of sale
1. 2/38 Sycamore Gr BALACLAVA 3183 VIC			\$50	8,500	23/12/2021
2. 11/6 Westbury St ST KILDA EAST 3183 VIC			\$49	1,000	24/12/2021
3. 10/124 Alexandra St ST KILDA EAST 3183 VIC			\$51	5,000	13/12/2021
This Statement of Information was prepared on: 10/01/					
	price price see consum \$499,500 \$670,000 \$101/10/2021 Perty sales (*Interpretation of the properties see setate agent or e. Pole property BALACLAVA 3183 T KILDA EAST 31 EST KILDA EAST	price price see consumer.vic.gov.au/u \$499,500 or range of the see the	price price see consumer.vic.gov.au/underquoting (\$499,500 or range between \$670,000 Property type Unit 01/10/2021 to 01/01/2022 Source erty sales (*Delete A or B below as appliance properties sold within two kilometres of the estate agent or agent's representative considere. ple property BALACLAVA 3183 VIC T KILDA EAST 3183 VIC EST KILDA EAST 3183 VIC	price price orice see consumer.vic.gov.au/underquoting (*Delete singular seed to see consumer.vic.gov.au/underquoting (*Delete singular seed to see consumer.vic.gov.au/underquoting (*Delete singular seed to seed consumer.vic.gov.au/underquoting (*Delete singular seed consumer.vic.gov.a	for sale 1/36 Sycamore Grove, St Kilda East, V price price price see consumer.vic.gov.au/underquoting (*Delete single price or \$499,500 or range between \$8 \$670,000 Property type Unit Suburb St Kilda 01/10/2021 to 01/01/2022 Source Property Data perty sales (*Delete A or B below as applicable) price properties sold within two kilometres of the property for sale in the estate agent or agent's representative considers to be most compare. Price SALACLAVA 3183 VIC \$508,500 T KILDA EAST 3183 VIC \$491,000