

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/36 Sycamore Grove, St Kilda East, Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$499,500

or range between

&

Median sale price

Median price \$670,000

Property type Unit

Suburb St Kilda East

Period - From 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	Price	Date of sale
1. 2/38 Sycamore Gr BALACLAVA 3183 VIC	\$508,500	23/12/2021
2. 11/6 Westbury St ST KILDA EAST 3183 VIC	\$491,000	24/12/2021
3. 10/124 Alexandra St ST KILDA EAST 3183 VIC	\$515,000	13/12/2021

This Statement of Information was prepared on: 10/01/2022