

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	2/37-41 Milburn 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 \$ **1,350,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **597,500** *House ☐ *Unit ☒ Suburb or Locality **St Kilda East**
 Period – from **1st April 2018** to **30th June 2018** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 4/37-41 Milburn Grove, St Kilda East Vic 3183	\$1,465,000	07/10/2018
2. 667b Inkerman Road Caulfield North Vic 3161	\$1,410,000	19/08/2018
3. 1/398 Glen Eira Road Caulfield Vic 3162	\$1,295,000	27/07/2018

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*