

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

19 Shirley Grove, St Kilda East

Indicative selling price

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

Single price

or range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,750,000

Property type

House

Suburb

St Kilda East

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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
62 Argyle Street, St Kilda	\$1,331,000	27/11/2021
6 Rosamond Street, St Kilda East	\$1,445,000	25/11/2021
13 Cambridge Street, Caulfield North	\$1,330,000	29/09/2021

This Statement of Information was prepared on: 30/11/2021