

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 11/3 Wando 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 \$600,000 & \$660,000

Median sale price

Median price \$610,000 Property type Apartment Suburb St Kilda East

Period - From 1st July 2023 to 30th September 2023 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
1. 8/318 Dandenong Road, St Kilda East	\$627,000	21.9.2023
2. 3/2 Crimea Street, Caulfield North	\$631,000	29.08.2023
3. 11/117 Alma Road, St Kilda East	\$660,000	29.07.2023

This Statement of Information was prepared on: 17 October 2023