

3 Shirley Grove, St Kilda East 3183 VIC



Statement of Information

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

Property offered for sale

Address Including suburb and postcode.	3 Shirley Grove, ST KILDA EAST 3183
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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 \$ **1,200,000** & \$ **1,300,000**

Median sale price

(*Select house or unit as applicable)

Median Price \$ **\$1,186,250** *House ☒ *Unit ☐ Suburb or Locality **St Kilda East**
Period – from **October 2018** to **April 2019** 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. 22 Duke Street, St Kilda	\$1,245,000	07/02/2019
2. 16 Rockbrook Road, St Kilda East	\$1,275,000	10/01/2019
3. 32 Elm Grove, Balaclava	\$1,310,000	05/12/2018

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.*