

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 5/60 Sycamore Grove, St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$550,000 & \$600,000

Median sale price

Median price \$598,750 *House *Unit X Suburb Balaclava

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/135 Hotham Street, Balaclava VIC 3183	\$617,000	14/04/2018
5/2 Erindale Avenue, Ripponlea VIC 3185	\$610,000	18/03/2018
2/55 Elm Grove, Balaclava VIC 3183	\$602,500	18/03/2018