

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/20 Shirley Grove, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$345,000	&	\$379,500
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Median sale price

Median price	\$585,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/04/2017	to	30/06/2017	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	3/126 Inkerman St ST KILDA 3182	\$370,150	13/07/2017
2	12/32 Crimea St ST KILDA 3182	\$350,000	26/08/2017
3	5/18 Barkly St ST KILDA 3182	\$346,000	28/04/2017

OR

~~**B*** 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 six months.~~



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$345,000 - \$379,500
Median Unit Price
June quarter 2017: \$585,500

Comparable Properties



3/126 Inkerman St ST KILDA 3182 (VG)

Agent Comments

- - -

Price: \$370,150
Method: Sale
Date: 13/07/2017
Rooms: -
Property Type: Strata Unit/Flat



12/32 Crimea St ST KILDA 3182 (REI)

Agent Comments

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Price: \$350,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 2
Property Type: Apartment



5/18 Barkly St ST KILDA 3182 (REI)

Agent Comments

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Price: \$346,000
Method: Sold Before Auction
Date: 28/04/2017
Rooms: -
Property Type: Apartment