

# 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

22 Elm Grove, St Kilda East

## Indicative selling price

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

Single price

\$

or range between

\$1,750,000

&

\$1,900,000

## Median sale price

Median price

1,553,000

Property type

House

Suburb

St Kilda East

Period - From

1/10/21

to

31/10/21

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
27 Bailey Ave St Kilda East	\$1,900,000	7/12/21
20 Oak Grove, Balaclava	\$1,785,000	21/11/21
2 Sycamore Grove, Balaclava	\$1,777,000	23/11/21

This Statement of Information was prepared on:

25/01/2022