

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 2 Sycamore Grove ST KILDA EAST 3183

Indicative selling price

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

Single price \$1,775,000

Median sale price

Median price \$1,550,000 Property type HOUSE Suburb ST KILDA EAST

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
20 Oak Grove RIPPONLEA 3185	\$1,785,000	21/11/2021
190 Inkerman Street ST KILDA EAST 3183	\$1,730,000	20/11/2021
31 Mason Avenue ELWOOD 3184	\$1,725,000	16/11/2021

This Statement of Information was prepared on: 22/11/2021