

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

7/5 Shirley Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$511,600

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2022

to

31/12/2022

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	36/252 Dandenong Rd ST KILDA EAST 3183	\$298,500	21/11/2022
2	9/7 Cardigan St ST KILDA EAST 3183	\$298,000	29/09/2022
3	30/5 Fulton St ST KILDA EAST 3183	\$267,250	26/10/2022

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.~~

This Statement of Information was prepared on:

20/02/2023 12:41



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Rooms: 2
Property Type: Apartment
Agent Comments
Renovated

Indicative Selling Price
\$295,000

Median Unit Price
December quarter 2022: \$511,600

Comparable Properties



36/252 Dandenong Rd ST KILDA EAST 3183 (REI)

[Agent Comments](#)

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Price: \$298,500
Method: Private Sale
Date: 21/11/2022
Property Type: Apartment



9/7 Cardigan St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

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Price: \$298,000
Method: Private Sale
Date: 29/09/2022
Property Type: Apartment



30/5 Fulton St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

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Price: \$267,250
Method: Private Sale
Date: 26/10/2022
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300