

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

38 Wilgah Street, St Kilda East

Indicative selling price

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

Single price

\$

or range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,540,000

Property type

House

Suburb

St Kilda East

Period - From

1/10/19

to

31/12/19

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
33 Johnston Street, St Kilda East	\$1,407,000	16/11/19
8 Lewisham Road, Windsor	\$1,322,000	23/11/19
23 Myrtle Street, St Kilda East	\$1,331,000	30/11/19

This Statement of Information was prepared on: 27/02/20