

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 1a Wenden Grove, St Kilda East VIC 3183

Indicative selling price

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

Single price \$ or range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,752,750 Property type Townhouse Suburb St Kilda East

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales

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
38b Loch Avenue, St Kilda East VIC 3183	\$1,870,000	04/10/2021
4/4 Testar Grove, Caulfield North VIC 3161	\$1,764,000	10/10/2021
1/402 Glen Eira Road, Caulfield VIC 3162	\$1,675,000	22/06/2021

This Statement of Information was prepared on: 01/11/2021