

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 3 Alston 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 \$ or range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,450,000 Property type House Suburb St Kilda East

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
9 Glenferrie Street Caulfield North 3161	\$2,740 000	20/05/2023
20 Crotonhurst Avenue Caulfield North 3161	\$2,725 000	30/04/2023
36 Fitzgibbon Crescent Caulfield North 3161	\$2,600,000	24/05/2023

This Statement of Information was prepared on: 22/06/2023