

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 33/20 Shirley Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$585,500 *House ☐ *unit ☒ Suburb
 or locality St Kilda East

Period - From 01/04/2017 to 30/06/2017 Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 23/20 Shirley Gr ST KILDA EAST 3183	\$596,000	29/04/2017
2: 4/340 Dandenong Rd ST KILDA EAST 3183	\$575,000	26/07/2017
3: 12/54 Hotham St ST KILDA EAST 3183	\$545,000	13/06/2017