
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 4/37-41 Milburn Grove, St Kilda East

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000 Unit X Suburb St Kilda East

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
667b Inkerman Road, Caulfield North 3161	\$1,410,000	19/08/2018
1/398 Glen Eira Road, Caulfield 3162	\$1,295,000	27/07/2018
6/12 Parkside Avenue, Elsternwick 3185	\$1,280,000	12/05/2018