

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 23 Kalymna 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 \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,938,000 Property type House Suburb St Kilda East

Period - From 01/04/2022 to 30/06/2022 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
7 Rosamond Street Balaclava 3183	\$1,300,000	02/05/2022
13 Mchenry Street St Kilda East 3183	\$1,325,000	11/07/2022
6 Arthur Street Caulfield North 3161	\$1,295,000	20/10/2022

This Statement of Information was prepared on: 26/10/2022