

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 12 Wando Grove, St Kilda East

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 \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,270,000 Property type Townhouse Suburb St Kilda East

Period - From 01/07/2020 to 30/09/2020 Source REIV

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

A* 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
13A Sebastapol Street, St Kilda East	\$1,250,000	07/10/2020
25/3 Wilks Street, Caulfield North	\$1,295,000	03/12/2020
1/182 Balaclava Road, Caulfield North	\$1,210,000	14/08/2020

This Statement of Information was prepared on: 12/01/2021