

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 SHAKESPEARE GROVE ST KILDA VIC 3182

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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

96 PAKINGTON STREET ST KILDA VIC 3182	\$2,500,000	05-Jun-23
51 SHELLEY STREET ELWOOD VIC 3184	\$2,550,000	18-Mar-23
66 BROADWAY ELWOOD VIC 3184	\$2,670,000	03-Jul-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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96 PAKINGTON STREET ST KILDA VIC 3182 Sold Price **\$2,500,000** Sold Date **05-Jun-23**
 Distance **1.23km**
 3 Beds 3 Baths 2 Car Spaces



51 SHELLEY STREET ELWOOD VIC 3184 Sold Price **\$2,550,000** Sold Date **18-Mar-23**
 Distance **1.35km**
 4 Beds 2 Baths 1 Car Space



66 BROADWAY ELWOOD VIC 3184 Sold Price ^{RS} **\$2,670,000** ^{UN} Sold Date **03-Jul-23**
 Distance **1.28km**
 3 Beds 2 Baths 4 Car Spaces

RS = Recent sale **UN** = Undisclosed Sale

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