# 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

3/2a Shirley Grove, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,620,000	Pro	operty Type	Hou	se		Suburb	St Kilda East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/18 Murchison St ST KILDA EAST 3183	\$1,170,000	18/11/2023
2	71b Alma Rd ST KILDA 3182	\$1,130,000	16/12/2023
3	6/2-4 Marlborough St CAULFIELD NORTH 3161	\$1,070,000	26/11/2023

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 six months.

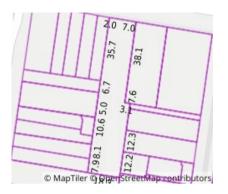
This Statement of Information was prepared on:

24/01/2024 14:21



3/2a Shirley Grove, St Kilda East Vic 3183







Property Type: Divorce/Estate/Family Transfers Land Size: 1481 sqm approx Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending December 2023: \$1,620,000

# **Comparable Properties**



3/18 Murchison St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$1,170,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Single)



71b Alma Rd ST KILDA 3182 (REI)



Price: \$1,130,000 Method: Sold Before Auction Date: 16/12/2023 Property Type: Townhouse (Res)



6/2-4 Marlborough St CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$1,070,000 Method: Auction Sale Date: 26/11/2023 Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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Agent Comments