

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 between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,620,000 Property Type House Suburb St Kilda East

Period - From 01/01/2023 to 31/12/2023 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
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



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1481 sqm approx

Agent Comments

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)

Agent Comments



Price: \$1,130,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: Townhouse (Res)



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



Price: \$1,070,000

Method: Auction Sale

Date: 26/11/2023

Property Type: Townhouse (Res)