

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

4/6 WANDO GROVE ST KILDA EAST VIC 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jul 2022

to

30 Jun 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

8/117 ALMA ROAD ST KILDA EAST VIC 3183	\$735,000	17-Jun-23
1/36 GRANDVIEW GROVE PRAHRAN VIC 3181	\$825,000	24-Jun-23
5/18A MERCER ROAD ARMADALE VIC 3143	\$811,000	18-Feb-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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Susie Novak
 P 0385393333
 M 0402205399
 E susienovak@mcgrath.com.au



**8/117 ALMA ROAD ST KILDA EAST
 VIC 3183**

2 1 2

Sold Price

^{RS} **\$735,000**

Sold Date **17-Jun-23**

Distance **1.13km**



**1/36 GRANDVIEW GROVE
 PRAHRAN VIC 3181**

2 1 1

Sold Price

^{RS} **\$825,000**

Sold Date **24-Jun-23**

Distance **1.26km**



**5/18A MERCER ROAD ARMADALE
 VIC 3143**

2 1 1

Sold Price

\$811,000

Sold Date **18-Feb-23**

Distance **1.85km**

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

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