

#### Property offered for sale

Address: 4/3 Ravens Grove St Kilda East

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$400,000 & \$440,000

#### Median sale price

Median price: \$585,500 Unit Suburb: St Kilda East  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 2/20 Shirley Gr ST KILDA EAST

1  1  1 

Surrounded by beautiful park-like gardens, this first-floor apartment is embraced by gorgeous green views that bring a

**Sold by Auction** \$405,000  
**Date Sold** May 2017



#### 10/8 St Leonards Av ST KILDA

1  1  1 

**Sold by Auction** \$447,500  
**Date Sold** Apr 2017



#### 5/12 Acland St ST KILDA

1  1  1 

**Sold by Private Sale** \$429,000  
**Date Sold** Feb 2017