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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 347 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000  
**Median House Price**  
March quarter 2017: \$2,010,750

## Comparable Properties



**6 Wavenhoe Av ST KILDA EAST 3183 (REI)**   **Agent Comments**

3   2   2

**Price:** \$2,470,000  
**Method:** Auction Sale  
**Date:** 26/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 710 sqm



**13 Mooltan Av ST KILDA EAST 3183 (REI)**   **Agent Comments**

3   2   1   **SOLD \$2,110,000**

**Price:**  
**Method:** Sold Before Auction  
**Date:** 25/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 480 sqm



**17 Shirley Gr ST KILDA EAST 3183 (REI)**   **Agent Comments**

3   2   1   **SOLD \$1,810,000**

**Price:**  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 245 sqm

## 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 56 Wilgah Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,100,000

#### Median sale price

Median price \$2,010,750

House X

Suburb St Kilda East

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
6 Wavenhoe Av ST KILDA EAST 3183	\$2,470,000	26/03/2017
13 Mooltan Av ST KILDA EAST 3183		25/05/2017
17 Shirley Gr ST KILDA EAST 3183		04/03/2017