

## 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

21 SHAKESPEARE GROVE ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,522,500

Property type

House

Suburb

St Kilda

Period-from

01 Sep 2022

to

31 Aug 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 66 BROADWAY ELWOOD VIC 3184           | \$2,660,000 | 03-Jul-23 |
| 96 PAKINGTON STREET ST KILDA VIC 3182 | \$2,500,000 | 05-Jun-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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**66 BROADWAY ELWOOD VIC 3184** Sold Price <sup>RS</sup> **\$2,660,000** <sup>UN</sup> Sold Date **03-Jul-23**

 3  2  4

Distance **1.28km**



**96 PAKINGTON STREET ST KILDA VIC 3182** Sold Price **\$2,500,000** Sold Date **05-Jun-23**

 3  3  2

Distance **1.23km**

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

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