

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/33 Elm Grove ST KILDA EAST 3183

## 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 \$ or range between \$550,000 & \$600,000

## Median sale price

Median price \$560,625 Property type UNIT Suburb ST KILDA EAST

Period - From 01/07/2019 to 30/09/2019 Source REIV

## Comparable property sales

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
5/51 Gourlay Street BALACLAVA 3183	\$600,000	17/10/2019
3/146 Alma Road ST KILDA EAST 3183	\$592,000	27/10/2019
201/3 Raglan Street ST KILDA EAST 3183	\$570,000	26/10/2019

This Statement of Information was prepared on: Friday 15<sup>th</sup> November 2019