

# 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

## 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  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## 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 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
8/7 Masters Street Caulfield 3162	\$357,000	15/06/2019
10/8 Te Arai Avenue St Kilda East 3183	\$363,000	26/08/2019
103/1228 Malvern Road Malvern 3144	\$363,500	16/07/2019

This Statement of Information was prepared on: