

# 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)

Address of comparable property	Price	Date of sale
3/41 Park Rd, Middle Park Vic 3206	\$1,350,000	24/11/2023
3/36 Grey St, St Kilda Vic 3182	\$1,340,000	15/11/2023

**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 six months.

This Statement of Information was prepared on: