

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 12 Vadhure Avenue, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,470,000 *House x *Unit Suburb St Kilda East

Period - From 01/01/2018 to 31/03/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 Talbot Ave ST KILDA East 3183	\$2,872,800	25/04/2018
19 Murray St ELSTERNWICK 3185	\$2,785,000	30/03/2018
5 Kent Gr CAULFIELD NORTH 3161	\$2,670,000	13/05/2018