

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 16 Hammerdale Avenue, St Kilda East

Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,600,000 *House x *Unit Suburb St Kilda East

Period - From 1/01/2019 to 31/03/2019 Source REIV

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Wilgah Street, St Kilda East	\$1,305,000	16/06/19
140 Alexandra St, St Kilda East	\$1,200,000	19/05/19
44 Carlisle Street, St Kilda	\$1,175,000	14/06/19