

# 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 1/6 Nottage Street 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)

range between \$900,000 & \$990,000

## Median sale price

\$ 1,768,000 Property type Townhouse Suburb St Kilda East  
Period - From 01/04/2021 to 30/06/2021 Source REIV

## Comparable property sales

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
2/1 Hammerdale Avenue St Kilda East 3183	\$890,000	14/08/2021
1/41 Kooyong Road Caulfield North 3161	\$1,024,000	27/06/2021
3/10 Cromwell Street Caulfield South 3162	\$935,000	19/06/2021

This Statement of Information was prepared on: 04/10/2021