

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 3 Holroyd Avenue, St Kilda East VIC 3183

Indicative selling price

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

Single price \$ or range between \$1,700,000 & \$1,870,000

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

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
9 Villiers Street, Elsternwick VIC 3161	\$2,120,000	28/04/2018
26 Hawthorn Avenue, Caulfield North VIC 3161	\$1,907,000	03/12/2017
31 Crimea Street, Caulfield North VIC 3161	\$1,750,000	12/01/2018