

# 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 **10/222 Hotham Street, Elsternwick**

## 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 **\$600,000** & **\$660,000**

## Median sale price

(\*Delete house or unit as applicable)

Median price **\$780,000** \*Unit **X** Suburb **Elsternwick**

Period - From **1/07/2017** to **30/09/2017** 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
5/311 Carlisle Street, St Kilda East	\$688,500	09/12/2017
10/304 Inkerman Street, St Kilda East	\$610,000	10/12/2017
3/97 Hotham Street, Balaclava	\$560,000	08/12/2017

**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.