

# 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 26 Evelyn Street, St Kilda East Vic 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

## Median sale price

Median price \$1,270,500 Property type House Suburb St Kilda East

Period - From 01/07/2020 to 30/09/2020 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
36 Evelyn St ST KILDA EAST 3183	\$1,150,000	04/07/2020
24 Greeves St ST KILDA 3182	\$1,066,500	04/07/2020
12a Chaucer St ST KILDA 3182	\$1,028,000	29/07/2020

**OR**

**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.~~

This Statement of Information was prepared on: 19/10/2020