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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 5 Holroyd Avenue, 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 \$1,800,000 & \$1,980,000

## Median sale price

Median price \$1,470,000 \*House ☒ \*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   |