

# 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

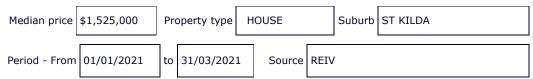
1/1 Cowper Street ST KILDA 3182

#### Indicative selling price

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

\$1,600,000 & \$1,760,000

# Median sale price



## **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
2/2 Marine Avenue ST KILDA 3182	\$1,710,000	23/03/2021
320 Canterbury Rd ST KILDA WEST 3182	\$1,730,000	17/04/2021
1/96 Addison St ELWOOD 3184	\$1,710,000	20/04/2021

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