

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 1 Furneaux Grove St Kilda East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$1,349,000

Median House Sale Price

\$1,526,000

Suburb or Locality

St Kilda East

Period From

Oct 2016 – Sep 2017 (Source: CoreLogic)

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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Vautier Street Elwood	\$1,395,000	17 th June 2017
2 Wilgah Street St Kilda	\$1,400,000	26 th June 2017
13 Robert Street Elwood	\$1,370,000	11 th September 2017