

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 3/31 Nelson Street St Kilda East 3183

Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

Median sale price

Median price \$650,000 Property type Unit Suburb ST KILDA EAST

Period - From 01/02/2021 to 11/08/2021 Source Property Data

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

Address of comparable property	Price	Date of sale
1. 7/364a Carlisle St BALACLAVA 3183 VIC	\$501,000	27/07/2021
2. 14/31 Burnett St ST KILDA 3182 VIC	\$550,000	19/07/2021
3. 27/327 Orrong Road St Kilda 3182 Vic	\$550,000	23/07/2021

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: 11/08/2021