

Rochelle Butt 0395259222 0412707033 rochelle@rodneymorley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47A								AF of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb and postcode		7a Melby Avenue, St Kilda East Vic 3183										
Indicative sell	ing pric	е										
For the meaning	of this p	orice see	cons	sum	er.vic.gov.	au/und	derquoting					
Range between \$990,000			& \$1,089			1,089,000						
Median sale p	rice											
Median price	\$1,186,	Hou	se	Χ	Unit			Suburb	St	St Kilda East		
Period - From	Period - From 01/10/2018 to				/12/2018	Source	J					
Comparable p	roperty	sales ((*Del	ete	A or B b	elow	as applica	able))			
months		estate a							roperty for sak to be most co			
Address of comparable property								Price		Date of sale		
1												
2												
3												
OR												
B* The esta	ate agen	nt or ager	nt's re	epre	esentative	reasor	ably believe	es th	at fewer than t	:hre	e comparable	

properties were sold within two kilometres of the property for sale in the last six months.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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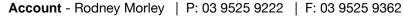
\$990,000 - \$1,089,000 **Median House Price** December quarter 2018: \$1,186,250

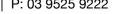
Indicative Selling Price





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.









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