

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$576,500 *House *unit x Suburb or locality St Kilda East

Period - From 1/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1) 4/32 Fulton Street, St Kilda East	\$592,000	27/08/2017
2) 6/65 Westbury Street, St Kilda East	\$591,000	29/07/2017
3) 12/11 The Avenue, Balaclava	\$560,000	17/06/2017