

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 7/5 Ardoch Avenue 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)

Single price \$ or range between \$850 000 & \$930 000

Median sale price

Median price \$650 000 Property type Apartment Suburb St Kilda East
Period - From 1/4/2021 to 3/06/2021 Source REIV

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
10/1 Ardoch Avenue St Kilda East	\$1,000 000	30/9/2021
2	\$	
3	\$	

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: 8/10/2021

Rafi Joffe

8/10/2021

Agent

Date

Vendor

Date

Vendor

Date