

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 2/2 Denman Avenue, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price - or range between \$660,000 & \$725,000

Median sale price

Median price \$631,000 Property type Apartment Suburb St Kilda East

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

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
4/22 Kooyong Rd CAULFIELD NORTH 3161	\$688,000	21/12/2021
1/633 Inkerman Rd CAULFIELD NORTH 3161	\$750,000	02/12/2021
3/65 Westbury St ST KILDA EAST 3183	\$667,000	23/11/2021

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: 08/03/2022