

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	3 Cardigan Street, St Kilda East							
postcode	5 Cardigan Street, 5t Kilda Last							
'								
Indicative selling price	е							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)								
Single price		or rang	e hetween	\$1,200,000		&	\$1,300,000	
Sg.e pee		01 14116	c between	Ψ 2,200,000			42 /333/333	
Median sale price								
Madian miss	¢1.710.000	Duna mandri da un	Haves		Suburb	C+ IX:14- E	·	
Median price	\$1,710,000 Property type House S				Suburb	Suburb St Kilda East		
Period - From	01/01/2020	to 31/03/202	0 S	ource REIV				
Comparable property	sales (*Doloto A	or P bolow a	c applicab	<u></u>				
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.								
estate agent of a	gent s representati	ve considers to	be most c	omparable to	tile brok	Derty IOI S	ale.	
Address of comparable p	roperty				Price		Date of sale	
8 Duke Street, St Kilda					\$1,292	,000	01/03/2020	
28 Nightingale Street, Balaclava					\$1,255	,000	22/02/2020	
39 Leslie Street, St Kilda East					\$1,140	,000	29/02/2020	
					•			
This Statement of Information was prepared on:					26/05/2	26/05/2020		