

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 6/325 Orrong Road, St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$475,000

Median sale price

(*Delete house or unit as applicable)

Median price \$582,625

~~*House~~

*Unit ☒

Suburb St Kilda East

Period - From 1/10/2017

to 31/12/2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/40 Gourlay St, BALACLAVA 3183	\$480,000	04/03/2018
12/16a Chapel St, ST KILDA 3182	\$480,000	10/02/2018
1/68 Alma Rd, ST KILDA 3182	\$475,000	15/02/2017

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.~~