

# 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

## Indicative selling price

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

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

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

Address of comparable property	Price	Date of sale
12/35 Dickens St ELWOOD	\$707,000	06/12/2024
1/62 Hotham St ST KILDA EAST	\$720,000	13/09/2024
3/16 Spray St ELWOOD	\$735,000	24/11/2024

This Statement of Information was prepared on: