

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 65 Waterloo Crescent, St Kilda

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 \$1,350,000 & \$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,270,000 *House X *Unit Suburb St Kilda

Period - From 1/01/2019 to 31/03/2019 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
41 Fulton Street, St Kilda East	\$1,560,000	31/03/2019
2 Sycamore Grove, Balaclava	\$1,508,500	03/03/2019
32 Nightingale Street, Balaclava	\$1,470,000	03/03/2019