

# 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 5/2 Celeste Court, St Kilda East.

## 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 \$480,000 & \$525,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$582,625 \*House \*Unit X 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
4/46 Lansdowne Road, St Kilda East	\$547,500	7/4/2018
3/9 Wilks Street, Caulfield North	\$530,000	24/3/2018
7/22 Westbury street, St Kilda East	\$583,000	9/12/2017