

# 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)

**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.

Address of comparable property	Price	Date of sale
2/45 Alexandra Street, St Kilda East	\$410,000	06/11/2024
G08/5-7 Hotham Street, St Kilda East	\$431,000	24/10/2024
10/194 Alma Road, St Kilda East	\$420,000	15/10/2024

This Statement of Information was prepared on: