

Statement of Information

Single residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

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	Lower price	&	Higher price
<input type="text"/>		<input type="text" value="\$700,000"/>		<input type="text" value="\$750,000"/>

Additional entries may be included or attached as required.

Suburb house median sale price

Median price	<input type="text" value="\$574,500"/>	Suburb	<input type="text" value="St Kilda East"/>		
Period - From	<input type="text" value="03/05/2023"/>	To	<input type="text" value="02/05/2024"/>	Source	<input type="text" value="REIV"/>

Comparable property sales

A* These are the details of the three properties that the estate agent or agent's representative considers to be most comparable to the property for sale. These properties must be of the same type or class as the property for sale, been sold within the last six months, and located within two kilometres of the property for sale.

Address of comparable property	Price	Date of sale
3/81 Hotham Street, St Kilda East 3183 Vic	\$690,000	26/03/2024
1/89a Alma Road, St Kilda East 3183 Vic	\$715,000	08/03/2024

This Statement of Information was prepared on: