

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

\$1,820,000 - \$2,000,000

Median House Sale Price

\$1,248,000

Suburb or Locality

St Kilda

Period From

Feb 2016 – Jan 2017 (Source: CoreLogic)

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1	3/33 Robe Street St Kilda	\$1,750,000	28 th March 2017
2	33 Nimmo Street Middle Park	\$1,920,000	25 th February 2017
3	20 Acland Street St Kilda	\$1,950,000	24 th April 2017
4	32 Burns Street Elwood	\$1,875,000	12 th November 2016