

Statement of Information

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 302/2 Albert St, St Kilda

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$740,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$622,250 *Unit x Suburb St Kilda 3182
Period - November 6th 2017 Source Realestate.com

Comparable property sales

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
G01/2 Albert St, St Kilda 3182	\$765,750	17/10/2017
4/88 Blessington St, St Kilda 3182	\$734,500	30/10/2017
6/20 Tennyson St St Kilda	\$781,000	24/5/2017