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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## 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)

Single price

## Median sale price

Median price  \*House  \*Unit  Suburb

Period - From  to  Source

## 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/35 Nepean Highway Elsternwick VIC 3185	\$650,000	15/09/2018
14/10 Dickens Street ELWOOD	\$599,999	11/10/2018
4/445 St Kilda Street, Elwood VIC 3184	\$623,000	03/10/2018