

Isobel Coombs

Section 47AF of the Estate Agents Act 1980

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BUSINESS Offered for Sale

1509/452 St Kilda Road Melbourne VIC 3004



Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$525,000







Median Sale Price

\$480,000 Businesss in Melbourne between 01 Jul 2018 - 30 Jun 2019

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.

	1205/35 Albert Road Melbourne VIC 3004 	Sold Price	\$450,000	Sold Date	12-Mar-19
				Distance	0.56km
	105/505-507 St Kilda Road Melbourne VIC 3004 	Sold Price	\$500,000	Sold Date	19-Apr-19
				Distance	0.6km
	1301/50 Albert Road South Melbourne VIC 3205 	Sold Price ^{RS}	\$453,000	Sold Date	15-Jul-19
				Distance	0.7km

RS = Recent sale

UN = Undisclosed Sale

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