

Isobel Coombs

Section 47AF of the Estate Agents Act 1980

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BUSINESS Offered for Sale

705/452 St Kilda Road Melbourne VIC 3004

 1  1  -

Indicative Selling Price

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

Single Price \$295,000





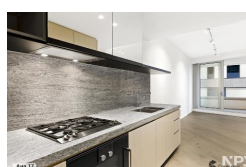







Median Sale Price

\$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.

	407/12 Queens Road Melbourne VIC 3004	Sold Price	\$385,000	Sold Date	29-Mar-19
	 1  1  1			Distance	0.1km
	208/499 St Kilda Road Melbourne VIC 3004	Sold Price	\$405,000	Sold Date	30-Jan-19
	 1  1  -			Distance	0.56km
	304/75 Palmerston Crescent South Melbourne VIC 3205	Sold Price	\$385,000	Sold Date	12-Mar-19
	 1  1  -			Distance	0.7km

RS = Recent sale

UN = Undisclosed Sale

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