

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and	1/62 Hotham Str	eet, St Kilda E	ast				
postcode							
ndicative selling	price						
or the meaning of this oplicable)	price see consur	mer.vic.gov.a	au/underquo	oting (*Del	ete single	price or	range as
Single price		or rar	nge between	\$820,000	1	&	\$880,000
ledian sale price	1	_			_		
Median price	\$537,000	Property t	ype Aparti	ment	Suburb	St Kilda	a East
Period - Fron	01/01/2024 to 31/03/2024 Source REIV						
			2024	ource REI			
omparable prop	erty sales (						
* These are the t	three properties e estate agent o	*Delete A o	r B below a	as applica	ble)		
* These are the t months that th property for sa	chree properties e estate agent o le.	*Delete A o	r B below a	as applica	ble)		
* These are the to months that the property for sa	chree properties e estate agent o le. ble property	*Delete A o	r B below a	as applica	ble) roperty fo to be mos	st compa	rable to the
* These are the t months that th	chree properties e estate agent o le.  ble property  dsor	*Delete A o sold within t r agent's rep	r B below a	as applica	ble) roperty fo	st compa	Date of sale
* These are the to months that the property for sa **Address of compara** 3/26 The Avenue, Win	chree properties e estate agent o le.  ble property dsor  ue, St Kilda East	*Delete A o sold within t r agent's rep	r B below a	as applica	property for to be most price \$843,0	000 000	Date of sale
* These are the tomonths that the property for sa  Address of compara  3/26 The Avenue, Win  4/2 Hammerdale Aven	chree properties e estate agent o le.  ble property dsor  ue, St Kilda East	*Delete A o sold within t r agent's rep	r B below a	as applica	property for to be most price \$843,000 \$825,000	000 000	Date of sale 20/03/2024 07/02/2024
* These are the tomonths that the property for sa Address of compara 3/26 The Avenue, Win 4/2 Hammerdale Avenue/9/8 Meadow Street, St	chree properties e estate agent o le.  ble property  dsor  ue, St Kilda East	*Delete A o sold within t or agent's rep	r B below a	as applica es of the pr considers	property for to be most price \$843, \$825, \$882,	000 000	Date of sale 20/03/2024 07/02/2024 07/12/2023
* These are the tomonths that the property for sa	chree properties e estate agent o le.  ble property dsor  ue, St Kilda East	*Delete A o sold within t or agent's rep	r B below a wo kilometroresentative	as applica es of the proconsiders	property for to be mose price \$843,000 \$8825,000 \$8882,0	000 000 000	Date of sale 20/03/2024 07/02/2024 07/12/2023 ee comparable