

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 10/3a Hughenden Road, St Kilda East VIC 3183

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$588,750 Property type Unit Suburb St Kilda East

Period - From 23/05/2023 to 22/05/2024 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 3/81 Hotham St ST KILDA EAST 3183	\$690,000	26/03/2024
2. 7/35 Wattletree Rd ARMADALE 3143	\$710,000	22/05/2024

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/05/2024

Agent

Date

Vendor

Date

Vendor

Date