

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 11/3a Hughenden Road, St Kilda East VIC 3183

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

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

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

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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 7/9 St James Rd ARMADALE 3143	\$450,000	13/04/2024
2. 3/22-24 Nelson St BALACLAVA 3183	\$430,000	13/05/2024
3. 1012/15 Clifton St PRAHRAN 3181	\$420,000	14/05/2024

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

Agent

Date

Vendor

Date

Vendor

Date