# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

4/1 Hughenden Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$685,000		&		\$750,000			
Median sale p	rice							
Median price	\$627,000	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Ade	dress of comparable property	Price	Date of sale
1	2/12 Ellesmere Rd WINDSOR 3181	\$740,000	23/03/2024
2	5/129 Alma Rd ST KILDA EAST 3183	\$720,000	01/11/2023
3	3/81 Hotham St ST KILDA EAST 3183	\$690,000	26/03/2024

OR

**B**\* 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:

04/04/2024 09:57







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$685,000 - \$750,000 Median Unit Price December quarter 2023: \$627,000

# **Comparable Properties**



2/12 Ellesmere Rd WINDSOR 3181 (REI)



Price: \$740,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment Agent Comments

Agent Comments



5/129 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$720,000 Method: Private Sale Date: 01/11/2023 Property Type: Apartment



3/81 Hotham St ST KILDA EAST 3183 (REI)



Price: \$690,000 Method: Private Sale Date: 26/03/2024 Property Type: Apartment

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



propertydata

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