### 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	4/26 Hughenden Road, St Kilda East Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$470,000 &	\$5	\$515,000
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#### Median sale price

Median price \$574,00	00 Pro	operty Type	Unit	Suburb	St Kilda East
Period - From 09/08/2	022 to	08/08/2023	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.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	8/40 Charnwood Rd ST KILDA 3182	\$515,000	24/06/2023
2	3/8 Grandview Gr PRAHRAN 3181	\$515,000	05/04/2023
3	11/42 Grandview Gr PRAHRAN 3181	\$505,000	24/06/2023

#### OR

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

This Statement of Information was prepared on:	09/08/2023 14:51



# **BigginScott**





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$470,000 - \$515,000 **Median Unit Price** 09/08/2022 - 08/08/2023: \$574,000

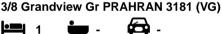
## Comparable Properties



8/40 Charnwood Rd ST KILDA 3182 (REI)

Price: \$515,000 Method: Private Sale Date: 24/06/2023 Property Type: Unit





Price: \$515,000 Method: Sale Date: 05/04/2023

Property Type: Strata Unit/Flat

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



11/42 Grandview Gr PRAHRAN 3181 (REI)

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Price: \$505,000 Method: Auction Sale Date: 24/06/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



