

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 10/3 Hughenden Road St Kilda East VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$560,000 & \$610,000

Median sale price

Median price \$600,000 Property type APT Suburb ST KILDA EAST

Period - From 01/01/2021 to 31/03/2021 Source 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 | Price | Date of sale |
|--|-----------|--------------|
| 1 2/25 Lansdowne Street ST KILDA EAST 3183 | \$607,600 | 02/06/2021 |
| 2 6/215 Alma Road ST KILDA EAST 3183 | \$600,000 | 12/05/2021 |
| 3 4/4A Wondo Grove ST KILDA EAST 3183 | \$607,000 | 18/04/2021 |

This Statement of Information was prepared on: 24/06/2021