

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne  
 metropolitan area**

**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
 Including suburb and  
 postcode 8/24 Hughenden Road, ST KILDA EAST 3183

**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 \$530,000 & \$583,000

**Median sale price**

(\*Delete house or unit as applicable)

\$585,500 \*House \*Unit X Suburb ST KILDA EAST  
 Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

**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. 8/332 Dandenong Rd, St Kilda East	\$575,000	2/07/17
2. 12/54 Hotham street, St Kilda East	\$545,000	13/06/17
3. 2/323 Orrong rd St Kilda East	\$536,000	20/05/17