

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

1/24 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$613,500 Property Type Unit Suburb St Kilda East

Period - From 04/05/2021 to 03/05/2022 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	17/16 Lansdowne Rd ST KILDA EAST 3183	\$540,111	21/12/2021
2	4/23 Chapel St ST KILDA 3182	\$530,000	17/03/2022
3	4/50 Wilgah St ST KILDA EAST 3183	\$512,000	20/04/2022

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:

04/05/2022 10:25



Property Type: Unit

Agent Comments

Comparable Properties



17/16 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$540,111

Method: Private Sale

Date: 21/12/2021

Property Type: Apartment



4/23 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 17/03/2022

Property Type: Apartment



4/50 Wilgah St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 20/04/2022

Property Type: Apartment