

# 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 6/20 Hughenden Road St Kilda East 3183

## Indicative selling price

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

Single price \$ or range between \$595,000 & \$650,000

## Median sale price

Median price \$535,000 Property type Apartment Suburb

Period - From 01/07/2022 to 30/09/2022 Source REIV

## Comparable property sales

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 |
|----------------------------------------|-----------|--------------|
| 2/2 Dorgan Street Caulfield North 3161 | \$670,000 | 18/12/2022   |
| 5/33 Hotham Street St Kilda East 3183  | \$636,000 | 07/10/2022   |
| 5/233 Alma Road St Kilda East 3183     | \$635,000 | 01/09/2022   |

This Statement of Information was prepared on: 31/01/2023