

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

23/37 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$530,000

 &

\$580,000

Median sale price

Median price

\$622,000

 Property Type

Unit

 Suburb

St Kilda East

Period - From

01/10/2019

 to

31/12/2019

 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	3/146 Alma Rd ST KILDA EAST 3183	\$592,000	27/10/2019
2	10/54 Hotham St ST KILDA EAST 3183	\$585,000	17/02/2020
3			

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:

09/04/2020 18:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

December quarter 2019: \$622,000

Comparable Properties



3/146 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

 2  1  1

Price: \$592,000

Method: Auction Sale

Date: 27/10/2019

Rooms: 4

Property Type: Apartment



10/54 Hotham St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 17/02/2020

Property Type: Apartment

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.