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: 201/80 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between: $1,200,000 & $1,300,000

Median sale price

Median price: $1,095,000 Property Type: Townhouse Suburb: St Kilda East

Period - From: 05/10/2021 to: 04/10/2022 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	2/345 Alma Rd CAULFIELD NORTH 3161	$1,500,000	26/07/2022
2	101/7 Kooyong Rd ARMADALE 3143	$1,355,000	25/06/2022
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: 05/10/2022 17:47

201/80 Hotham Street, St Kilda East Vic 3183



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Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
05/10/2021 - 04/10/2022: $1,095,000

Comparable Properties



2/345 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Agent Comments

Price: $1,500,000
Method: Sold Before Auction
Date: 26/07/2022
Property Type: Apartment



101/7 Kooyong Rd ARMADALE 3143 (VG)

3 - -

Agent Comments

Price: $1,355,000
Method: Sale
Date: 25/06/2022
Property Type: Strata Unit/Flat

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.

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

REIV THE DIFFERENCE | propertydata.com.au

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