

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

4/45-47 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$665,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2022 to 30/06/2022 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	1/125 Alma Rd ST KILDA EAST 3183	\$737,500	26/08/2022
2	1/65 Westbury St ST KILDA EAST 3183	\$735,000	14/04/2022
3	1/106 Westbury St BALACLAVA 3183	\$699,000	27/04/2022

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:

07/09/2022 12:48



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

June quarter 2022: \$665,000

Comparable Properties



1/125 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$737,500

Method: Sold Before Auction

Date: 26/08/2022

Property Type: Apartment



1/65 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 14/04/2022

Property Type: Unit



1/106 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$699,000

Method: Private Sale

Date: 27/04/2022

Property Type: Apartment

Account - Atria Real Estate