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	2/15 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between	$490,000	&	$510,000

Median sale price

Median price	$585,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/04/2017	to	30/06/2017			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	6/11 Albion St BALACLAVA 3183	$512,000	10/09/2017
2	8/10 Crimea St CAULFIELD NORTH 3161	$510,000	10/09/2017
3	15/9 Kooyong Rd CAULFIELD NORTH 3161	$507,500	06/09/2017

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.~~

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018   Generated: 26/09/2017 15:01

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Rooms:
Property Type: Unit
Land Size: 80 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $510,000
Median Unit Price
June quarter 2017: $585,500

Comparable Properties

6/11 Albion St BALACLAVA 3183 (REI)

🛏 2   🛁 1   🚗 1

Price: $512,000
Method: Auction Sale
Date: 10/09/2017
Rooms: 3
Property Type: Apartment

Agent Comments

8/10 Crimea St CAULFIELD NORTH 3161 (REI)

🛏 2   🛁 1   🚗 1

Price: $510,000
Method: Auction Sale
Date: 10/09/2017
Rooms: 4
Property Type: Apartment

Agent Comments

15/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)

🛏 2   🛁 1   🚗 1

Price: $507,500
Method: Private Sale
Date: 06/09/2017
Rooms: 4
Property Type: Apartment

Agent Comments