

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 20/46-50 Hotham Street St Kilda East, Vic, 3183

Indicative selling price

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

Single price \$ or range between \$530,000 & \$580,000

Median sale price

Median price \$591,000 Property type Apartment Suburb St Kilda
Period - From 01/04/2020 to 30/06/2020 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.

	Price	Date of sale
7/78 Barkly Street St Kilda, Vic, 3182	\$581,111	29/07/2020
4/154 Alma Road St Kilda East, Vic, 3183	\$570,000	11/08/2020
5/39 Hotham Street St Kilda East, Vic, 3183	\$610,000	24/07/2020

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: 17/09/2020