

## 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

108/25-27 Hotham Street East Melbourne VIC 3002

### Indicative selling price

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

Single Price

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

101/25-27 Hotham Street East Melbourne VIC 3002	\$295,000	09-Dec-19
102/25-27 Hotham Street East Melbourne VIC 3002	\$260,000	10-Jul-20
210/25-27 Hotham Street East Melbourne VIC 3002	\$300,000	05-May-20

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 6 months.~~

This Statement of Information was prepared on: 14 October 2020



**101/25-27 Hotham Street East  
Melbourne VIC 3002**

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Sold Price **\$295,000** Sold Date **09-Dec-19**

Distance -



**102/25-27 Hotham Street East  
Melbourne VIC 3002**

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Sold Price **\$260,000** Sold Date **10-Jul-20**

Distance -



**210/25-27 Hotham Street East  
Melbourne VIC 3002**

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Sold Price **\$300,000** Sold Date **05-May-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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