

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

6/35 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2020

to

31 May 2021

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

10/154 Alma Road St Kilda East VIC 3183	\$641,000	07-Feb-21
23/55-57 Hotham Street St Kilda East VIC 3183	\$630,000	15-May-21
5/47 Alexandra Street St Kilda East VIC 3183	\$630,000	07-Feb-21

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.~~

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10/154 Alma Road St Kilda East VIC 3183 Sold Price **\$641,000** Sold Date **07-Feb-21**

2 1 1

Distance **0.14km**



23/55-57 Hotham Street St Kilda East VIC 3183 Sold Price ^{RS} **\$630,000** Sold Date **15-May-21**

2 1 1

Distance **0.17km**



5/47 Alexandra Street St Kilda East VIC 3183 Sold Price **\$630,000** Sold Date **07-Feb-21**

2 1 1

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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