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

3/169 Hotham Street, St Kilda East Vic 3183

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|---------------|--|
| Range betweer | \$500,000 | | & | | \$550,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$511,600 | Pro | operty Type | Unit | | | Suburb | St Kilda East | |
| Period - From | 01/10/2022 | to | 31/12/2022 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 2/17 Hughenden Rd ST KILDA EAST 3183 | \$585,000 | 21/12/2022 |
| 2 | 4/23 Lansdowne Rd ST KILDA EAST 3183 | \$574,000 | 18/02/2023 |
| 3 | 5/144 Brighton Rd RIPPONLEA 3185 | \$565,000 | 20/12/2022 |

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:

01/03/2023 13:15









Property Type: Agent Comments Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2022: \$511,600

Comparable Properties



2/17 Hughenden Rd ST KILDA EAST 3183 (REI/VG)



Price: \$585,000 Method: Private Sale Date: 21/12/2022 Property Type: Unit

Agent Comments

Agent Comments



4/23 Lansdowne Rd ST KILDA EAST 3183 (REI)



Price: \$574,000 Method: Auction Sale Date: 18/02/2023 Property Type: Apartment Land Size: 1016 sqm approx

2

Agent Comments



Price: \$565,000 Method: Sale Date: 20/12/2022 Property Type: Subdivided Flat - Single OYO Flat

5/144 Brighton Rd RIPPONLEA 3185 (VG)

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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