

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 between \$500,000 & \$550,000

Median sale price

Median price \$511,600 Property Type Unit Suburb St Kilda East

Period - From 01/10/2022 to 31/12/2022 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	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

Comparable Properties



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

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 21/12/2022

Property Type: Unit



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

Agent Comments



Price: \$574,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Apartment

Land Size: 1016 sqm approx



5/144 Brighton Rd RIPPONLEA 3185 (VG)

Agent Comments



Price: \$565,000

Method: Sale

Date: 20/12/2022

Property Type: Subdivided Flat - Single OYO Flat