

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

107/82 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2020

to

30 Sep 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

104/82 Hotham Street St Kilda East VIC 3183	\$435,000	07-Apr-21
6/16 The Avenue Balaclava VIC 3183	\$420,000	19-Apr-21
21/130 Alma Road St Kilda East VIC 3183	\$438,000	17-Apr-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.~~

This Statement of Information was prepared on: 15 October 2021

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au



104/82 Hotham Street St Kilda East VIC 3183

Sold Price

\$435,000

Sold Date

07-Apr-21

1

1

1

Distance

-



6/16 The Avenue Balaclava VIC 3183

Sold Price

\$420,000

Sold Date

19-Apr-21

1

1

1

Distance

0.57km

21/130 Alma Road St Kilda East VIC 3183

Sold Price

\$438,000

Sold Date

17-Apr-21

1

1

1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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