

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 201/120 Hotham Street, St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$760,000 & \$820,000

Median sale price

Median price \$622,000 Property type Apartment Suburb St Kilda East

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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 |
|--|-----------|--------------|
| 6/386 Dandenong Road, Caulfield North VIC 3161 | \$823,500 | 27/11/2019 |
| 8/64 Westbury Street, St Kilda East VIC 3183 | \$810,000 | 26/10/2019 |
| 2/26 Fulton Street, St Kilda East VIC 3183 | \$771,500 | 26/10/2019 |

This Statement of Information was prepared on: 12/02/2020