

# 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

1/96 Hotham Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2021 to 31/03/2021 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	3/301 Dandenong Rd PRAHRAN 3181	\$715,000	13/02/2021
2	4/605 High St PRAHRAN 3181	\$690,000	24/04/2021
3	2/23 Chapel St ST KILDA 3182	\$682,000	04/11/2020

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:

29/04/2021 20:33

1/96 Hotham Street, St Kilda East Vic 3183



Norma Evans

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**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

March quarter 2021: \$605,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/301 Dandenong Rd PRAHRAN 3181 (REI)**

Agent Comments

3 1 1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 13/02/2021

**Property Type:** Apartment



**4/605 High St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** Apartment



**2/23 Chapel St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$682,000

**Method:** Private Sale

**Date:** 04/11/2020

**Property Type:** Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.