

# 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	G4/5 Hotham Street, St Kilda East Vic 3183
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#### Indicative selling price

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

Range between	\$410,000	&	\$451,000
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#### Median sale price

Median price	\$539,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/10/2018	to	31/12/2018	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	1803/3-5 St Kilda Rd ST KILDA 3182	\$450,000	07/12/2018
2	509/13 Wellington St ST KILDA 3182	\$435,000	22/12/2018
3	5/120 Hotham St ST KILDA EAST 3183	\$415,000	14/11/2018

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.



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**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$451,000  
**Median Unit Price**  
December quarter 2018: \$539,500

## Comparable Properties



**1803/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)** **Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 07/12/2018  
**Rooms:** -  
**Property Type:** Apartment



**509/13 Wellington St ST KILDA 3182 (REI)** **Agent Comments**

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**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 22/12/2018  
**Rooms:** -  
**Property Type:** Apartment



**5/120 Hotham St ST KILDA EAST 3183 (REI/VG)** **Agent Comments**

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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 14/11/2018  
**Rooms:** -  
**Property Type:** Apartment