

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 36 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,305,000 Property Type House Suburb St Kilda East

Period - From 01/10/2018 to 30/09/2019 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	37 Balaclava Rd ST KILDA EAST 3183	\$2,000,000	14/07/2019
2	14 Lempriere Av ST KILDA EAST 3183	\$1,970,000	16/06/2019
3	352 Dandenong Rd ST KILDA EAST 3183	\$1,850,000	13/09/2019

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: 14/11/2019 12:04



4 2 2

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending September 2019: \$1,305,000

Comparable Properties



37 Balaclava Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 14/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 817 sqm approx



14 Lempriere Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

4 2 2

Price: \$1,970,000

Method: Auction Sale

Date: 16/06/2019

Rooms: 6

Property Type: House (Res)

Land Size: 756 sqm approx



352 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

4 2 5

Price: \$1,850,000

Method: Sold Before Auction

Date: 13/09/2019

Property Type: House (Res)

Land Size: 771 sqm approx