Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty 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

Add	dress 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 comparableproperties 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













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





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)







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)

Price: \$1,850,000

Method: Sold Before Auction

Date: 13/09/2019

Property Type: House (Res) Land Size: 771 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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.

Agent Comments

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