

## 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

207/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$289,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
4/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002	\$268,000	06-May-24

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 6 months.

This Statement of Information was prepared on: 05 August 2024



**4/25-27 HOTHAM STREET EAST  
MELBOURNE VIC 3002**

1 1 -

Sold Price **\$268,000** Sold Date **06-May-24**

Distance **0.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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