

## 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

9/52 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,600

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2021

to

30 Apr 2022

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

|  |           |           |
|--|-----------|-----------|
| 4/50 WILGAH STREET ST KILDA EAST VIC 3183  | \$512,000 | 20-Apr-22 |
| 6/9 HERTFORD STREET ST KILDA EAST VIC 3183 | \$480,000 | 01-Dec-21 |
| 18/28 FULTON STREET ST KILDA EAST VIC 3183 | \$475,000 | 23-Dec-21 |

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: 24 May 2022



YORKSHIRE  
PROPERTY

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**4/50 WILGAH STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

<sup>RS</sup> **\$512,000** <sup>UN</sup>

Sold Date **20-Apr-22**

Distance **0.38km**



**6/9 HERTFORD STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

**\$480,000**

Sold Date **01-Dec-21**

Distance **0.37km**



**18/28 FULTON STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

**\$475,000**

Sold Date **23-Dec-21**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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