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 | 126 Hotham Street, St Kilda East Vic 3183 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$900,000 | & | \$990,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$975,000 | Pro | perty Type | Townhouse | | Suburb | St Kilda East |
|---------------|------------|-----|------------|-----------|--------|--------|---------------|
| Period - From | 11/05/2021 | to | 10/05/2022 | | 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 | 5/141 Alma Rd ST KILDA EAST 3183 | \$950,000 | 05/04/2022 |
| 2 | 1/63 Hotham St ST KILDA EAST 3183 | \$975,000 | 16/03/2022 |
| 3 | 2/59 Hotham St ST KILDA EAST 3183 | \$930,000 | 09/02/2022 |

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: | 11/05/2022 15:31 |
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Indicative Selling Price \$900,000 - \$990,000 **Median Townhouse Price** 11/05/2021 - 10/05/2022: \$975,000

Agent Comments

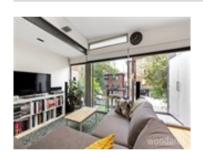


Rooms: 3

Property Type: Villa Land Size: 282 sqm approx

Agent Comments

Comparable Properties



5/141 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$950,000 Method: Private Sale Date: 05/04/2022

Property Type: Townhouse (Single)

1/63 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments

Price: \$975,000

Method: Private Sale Date: 16/03/2022

Property Type: Townhouse (Single)

2/59 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments





Price: \$930.000 Method: Private Sale Date: 09/02/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



