

# 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

201/160 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)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2021 to 30/06/2021 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	4/77 Hotham St BALACLAVA 3183	\$450,000	24/03/2021
2	104/82 Hotham St ST KILDA EAST 3183	\$435,000	07/04/2021
3	12/15 Gourlay St BALACLAVA 3183	\$420,000	20/08/2021

**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:

13/09/2021 17:54



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

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**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
June quarter 2021: \$650,000

## Comparable Properties



**4/77 Hotham St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2021  
**Property Type:** Apartment



**104/82 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Sold Before Auction  
**Date:** 07/04/2021  
**Rooms:** 2  
**Property Type:** Apartment



**12/15 Gourlay St BALACLAVA 3183 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 20/08/2021  
**Property Type:** Apartment

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