

## 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

16/142 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)

Single price \$720,000

**Median sale price**

Median price \$550,000

House

Unit

X

Suburb

St Kilda East

Period - From 01/10/2016

to

30/09/2017

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 | 12/323 Orrong Rd ST KILDA EAST 3183 | \$798,000 | 20/08/2017   |
| 2 | 5/224 Alma Rd ST KILDA EAST 3183    | \$727,000 | 15/10/2017   |
| 3 | 2/91 Hotham St BALACLAVA 3183       | \$715,000 | 17/08/2017   |

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.~~



 3  
  2  
  2

**Rooms:****Property Type:** Strata Unit/Flat**Indicative Selling Price**

\$720,000

**Median Unit Price**

Year ending September 2017: \$550,000

**Agent Comments**

3 bed / 2 bath / 2 car When Size Matters and Convenience Counts This oversized generously proportioned 3 bedroom / 2 bathroom 1st floor brick apartment sits top and front within this boutique complex which is perfectly positioned for immediate access to Ripponlea Village amenities and the adjoining attractions of Carlisle St, Glenhuntly Rd, Elwood and St.Kilda. Sharing secured entry with only 3 other residences and boasting an extra spacious remote control undercover 2 car park on title, this house sized abode will both delight and impress both owner occupiers and investors alike.

## Comparable Properties

**12/323 Orrong Rd ST KILDA EAST 3183 (REI)****Agent Comments**

 3  
  1  
  1

**Price:** \$798,000**Method:** Auction Sale**Date:** 20/08/2017**Rooms:** 4**Property Type:** Apartment**5/224 Alma Rd ST KILDA EAST 3183 (REI)****Agent Comments**

 3  
  1  
  2

**Price:** \$727,000**Method:** Auction Sale**Date:** 15/10/2017**Rooms:** 4**Property Type:** Apartment**2/91 Hotham St BALACLAVA 3183 (VG)****Agent Comments**

 3  
  -  
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**Price:** \$715,000**Method:** Sale**Date:** 17/08/2017**Rooms:** -**Property Type:** Strata Unit/Flat