

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 11/21-23 Hotham Street, East Melbourne, VIC 3002

Indicative selling price

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

Price Range

\$500,000

&

\$520,000

Median sale price

Median price

\$735,999

Property Type

House

Suburb

East Melbourne (3002)

Period - From

24/01/2021

to

24/01/2022

Source

realestate.com

Comparable property sales

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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
10/29-35 GEORGE STREET, EAST MELBOURNE VIC 3002	\$545,000	04/12/2021
18/129-135 GREY STREET, EAST MELBOURNE VIC 3002	\$512,000	17/12/2021
3/20-22 HOTHAM STREET, EAST MELBOURNE VIC 3002	\$530,000	11/11/2021

This Statement of Information was prepared on: 25/02/2022