

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 14/45-47 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Private Sale

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$585,500

*House

*unit x

Suburb
or locality St Kilda East

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
304/12 Anchor PI PRAHRAN 3181	\$650,000	26/08/2017
4/50a Wattletree Rd ARMADALE 3143	\$600,000	02/09/2017
1/296-298 St Kilda Rd ST KILDA 3182	\$560,000	01/09/2017