

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

9/54 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2022

to

31/12/2022

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	Price	Date of sale
1	3/27 Gourlay St BALACLAVA 3183	\$341,000	03/12/2022
2	32/3 Herbert St ST KILDA 3182	\$330,000	16/12/2022
3	207/135 Inkerman St ST KILDA 3182	\$320,000	31/01/2023

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:

16/02/2023 14:08



1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending December 2022: \$622,500

Comparable Properties



3/27 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

1
 1
 -

Price: \$341,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Apartment



32/3 Herbert St ST KILDA 3182 (REI)

Agent Comments

1
 1
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Price: \$330,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment



207/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1
 1
 -

Price: \$320,000

Method: Private Sale

Date: 31/01/2023

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748