

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

27/37 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$622,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2019

to

31/12/2019

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	202/2 Chaucer St ST KILDA 3182	\$280,000	19/12/2019
2	8/62 Westbury St ST KILDA EAST 3183	\$280,000	21/11/2019
3	11/254 Dandenong Rd ST KILDA EAST 3183	\$275,000	23/11/2019

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:

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Property Type: Apartment

Agent Comments

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Indicative Selling Price

\$275,000

Median Unit Price

December quarter 2019: \$622,000

Comparable Properties



202/2 Chaucer St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$280,000

Method: Sale

Date: 19/12/2019

Property Type: Strata Unit/Flat



8/62 Westbury St ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$280,000

Method: Sale

Date: 21/11/2019

Property Type: Strata Unit/Flat



11/254 Dandenong Rd ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$275,000

Method: Sale

Date: 23/11/2019

Property Type: Flat/Unit/Apartment (Res)