## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	27/37 Hotham Street, St Kilda East Vic 3183
Including suburb and	
postcode	

#### 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 Uni	t Su	uburb St Kilda East
Period - From 01/10/2019	to 31/12/2019	Source RI	EIV

# 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

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:	21/04/2020 10:33



Date of sale





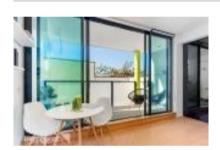


**Property Type:** Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$275,000 Median Unit Price December quarter 2019: \$622,000

# Comparable Properties



202/2 Chaucer St ST KILDA 3182 (VG)

1



**₽** -

Price: \$280,000 Method: Sale Date: 19/12/2019

Property Type: Strata Unit/Flat

**Agent Comments** 



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

2







Price: \$280,000 Method: Sale Date: 21/11/2019

Property Type: Strata Unit/Flat

**Agent Comments** 



11/254 Dandenong Rd ST KILDA EAST 3183

(VG)







Price: \$275,000 Method: Sale Date: 23/11/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



