

## 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	6/86 Hotham Street, East Melbourne Vic 3002
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$862,000	House		Unit	X	Suburb	East Melbourne
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

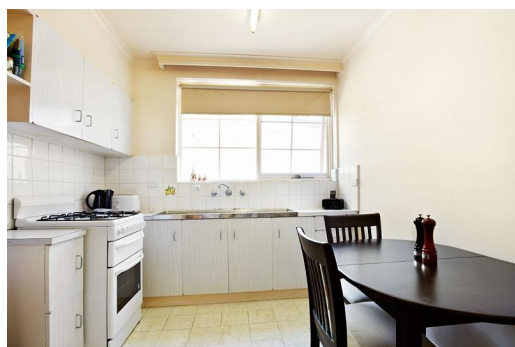
#### Comparable property sales (\*Delete A or B below as applicable)

**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	910/133 Russell St MELBOURNE 3000	\$610,000	06/11/2017
2	5/27 Flinders La MELBOURNE 3000	\$575,000	25/11/2017
3	14/2 King William St FITZROY 3065	\$571,000	24/03/2018

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

Year ending December 2017: \$862,000

## Comparable Properties

**910/133 Russell St MELBOURNE 3000 (VG)**

**Agent Comments**

1 - -

**Price:** \$610,000

**Method:** Sale

**Date:** 06/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**5/27 Flinders La MELBOURNE 3000 (REI)**

**Agent Comments**

1 1 -

**Price:** \$575,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 2

**Property Type:** Apartment



**14/2 King William St FITZROY 3065 (REI)**

**Agent Comments**

1 1 1

**Price:** \$571,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** Apartment