

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 301/160 Hotham St, St Kilda East

## Indicative selling price

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

Single price \$ or range between \$750,000 & \$800,000

## Median sale price

Median price \$659,000 Property type APARTMENT Suburb St Kilda East

Period - From 01/04/2022 to 30/06/2023 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. 302/160 Hotham Street, St Kilda East | \$870,000 | 16/04/2023   |
| 2. 1/227 Alma Road, St Kilda East       | \$830,000 | 13/05/2023   |
| 3. 2/156-158 Brighton Road, Ripponlea   | \$850,000 | 17/08/2023   |

This Statement of Information was prepared on: 19/09/2023