

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

G09/5-7 Hotham Street St Kilda East VIC 3183

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

1/32 Wynnstay Road Prahran VIC 3181	\$544,500	12-Apr-21
1/40 Charnwood Road St Kilda VIC 3182	\$536,000	17-May-21
1/13 Miller Street Prahran VIC 3181	\$542,000	27-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 15 September 2021

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1/32 Wynnstay Road Prahran VIC 3181

Sold Price

\$544,500

Sold Date

12-Apr-21

 1  1  1

Distance

1.15km



1/40 Charnwood Road St Kilda VIC 3182

Sold Price

\$536,000

Sold Date

17-May-21

 1  1  1

Distance

1.2km



1/13 Miller Street Prahran VIC 3181

Sold Price

^{RS} **\$542,000**

Sold Date

27-Aug-21

 1  1  1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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