

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

9/37 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2020

to

31 May 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

21/5-9 Fulton Street St Kilda East VIC 3183	\$290,000	18-May-20
8/104 Alexandra Street St Kilda East VIC 3183	\$299,000	10-Mar-21
250-252 Dandenong Road St Kilda East VIC 3183	\$298,000	10-Jun-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.~~

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21/5-9 Fulton Street St Kilda East VIC 3183

Sold Price **\$290,000** Sold Date **18-May-20**

1 1 1

Distance **0.3km**

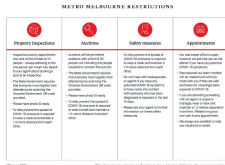


8/104 Alexandra Street St Kilda East VIC 3183

Sold Price **\$299,000** Sold Date **10-Mar-21**

1 1 1

Distance **0.38km**



250-252 Dandenong Road St Kilda East VIC 3183

Sold Price ^{RS} **\$298,000** Sold Date **10-Jun-21**

1 1 1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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