

## 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

1/169 Hotham Street, St Kilda East Vic 3183

**Indicative selling price**

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

Range between \$800,000 & \$880,000

**Median sale price**

Median price \$562,500 House Unit X Suburb St Kilda East

Period - From 01/07/2017 to 30/09/2017 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	1/229 Alma Rd ST KILDA EAST 3183	\$957,000	13/05/2017
2	5/41 Kooyong Rd CAULFIELD NORTH 3161	\$945,000	08/10/2017
3	3/299 Orrong Rd ST KILDA EAST 3183	\$930,000	18/06/2017

**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.~~



 3    2    1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/229 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 3    1    2

**Price:** \$957,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 4

**Property Type:** Apartment



5/41 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3    1    1

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 08/10/2017

**Rooms:** -

**Property Type:** Unit



3/299 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3    2    1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 18/06/2017

**Rooms:** 5

**Property Type:** Apartment