

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

9/20-22 HOTHAM STREET EAST MELBOURNE VIC 3002

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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

15/37-41 GEORGE STREET EAST MELBOURNE VIC 3002	\$520,000	07-Jun-23
5/29 ALBERT STREET EAST MELBOURNE VIC 3002	\$500,000	17-Jun-23

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: 18 July 2023

**15/37-41 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price

^{RS}**\$520,000**

Sold Date

07-Jun-23

Distance

0.23km**5/29 ALBERT STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price

^{RS}**\$500,000**

Sold Date

17-Jun-23

Distance

0.29km**RS** = Recent sale**UN** = Undisclosed Sale

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