

## 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

16/33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,300

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

9/22 Westbury Street St Kilda East VIC 3183	\$619,500	12-May-21
5/345-347 Orrong Road St Kilda East VIC 3183	\$705,000	01-May-21
10/37 Melby Avenue St Kilda East VIC 3183	\$670,000	09-May-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: 01 June 2021

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9/22 Westbury Street St Kilda East  
VIC 3183

Sold Price

<sup>RS</sup> \$619,500

Sold Date

12-May-21

2 1 1

Distance

0.38km



5/345-347 Orrong Road St Kilda  
East VIC 3183

Sold Price

<sup>RS</sup> \$705,000

Sold Date

01-May-21

2 1 1

Distance

0.89km



10/37 Melby Avenue St Kilda East  
VIC 3183

Sold Price

<sup>RS</sup> \$670,000

Sold Date

09-May-21

2 1 1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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