

## 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

15/86-90 Hotham Street East Melbourne VIC 3002

### 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,750

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

403/211 Powlett Street East Melbourne VIC 3002	\$692,000	14-Mar-20
202/9-19 Eades Street East Melbourne VIC 3002	\$600,000	02-Nov-20
505/9-19 Eades Street East Melbourne VIC 3002	\$695,000	14-Nov-20

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: 24 November 2020



**403/211 Powlett Street East  
Melbourne VIC 3002**

1 1 1

Sold Price **\$692,000** Sold Date **14-Mar-20**

Distance **0.48km**



**202/9-19 Eades Street East  
Melbourne VIC 3002**

1 1 1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **02-Nov-20**

Distance **0.77km**



**505/9-19 Eades Street East  
Melbourne VIC 3002**

1 1 1

Sold Price <sup>RS</sup> **\$695,000** <sup>UN</sup> Sold Date **14-Nov-20**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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