

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

5/122 Hotham Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$583,000

Median sale price

Median price \$582,625

House

Unit

X

Suburb

St Kilda East

Period - From 01/10/2017

to

31/12/2017

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	5/2 Erindale Av RIPPONLEA 3185	\$610,000	18/03/2018
2	5/209 Hotham St ELSTERNWICK 3185	\$590,000	07/03/2018
3	7/22 Westbury St ST KILDA EAST 3183	\$583,000	09/12/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/2 Erindale Av RIPPONLEA 3185 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 18/03/2018

Rooms: -

Property Type: Apartment



5/209 Hotham St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/03/2018

Rooms: -

Property Type: Apartment



7/22 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$583,000

Method: Private Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment