

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

108/160 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000

&

\$449,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb St Kilda East

Period - From 01/01/2020

to 31/03/2020

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	5/36 The Avenue BALACLAVA 3183	\$445,000	15/06/2020
2	7/212 Inkerman St ST KILDA EAST 3183	\$441,000	23/03/2020
3	323/135 Inkerman St ST KILDA 3182	\$437,500	09/06/2020

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.~~

This Statement of Information was prepared on:

07/07/2020 14:33

Claudio Perruzza
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Indicative Selling Price

\$420,000 - \$449,000

Median Unit Price

March quarter 2020: \$585,000



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Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



5/36 The Avenue BALACLAVA 3183 (REI)

Agent Comments

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Price: \$445,000

Method: Sold Before Auction

Date: 15/06/2020

Property Type: Apartment



7/212 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$441,000

Method: Sold Before Auction

Date: 23/03/2020

Property Type: Apartment



323/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$437,500

Method: Private Sale

Date: 09/06/2020

Property Type: Apartment