

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

3/20-22 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

14/129-135 Grey Street East Melbourne VIC 3002	\$520,000	06-Oct-21
12/187 George Street East Melbourne VIC 3002	\$555,777	14-Jul-21
12/161-167 Wellington Parade South East Melbourne VIC 3002	\$500,000	06-Jul-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: 20 October 2021



**14/129-135 Grey Street East
Melbourne VIC 3002**

1 1 -

Sold Price

^{RS}

\$520,000

Sold Date

06-Oct-21

Distance

0.49km



**12/187 George Street East
Melbourne VIC 3002**

1 1 1

Sold Price

\$555,777

Sold Date

14-Jul-21

Distance

0.52km



**12/161-167 Wellington Parade South
East Melbourne VIC 3002**

1 1 1

Sold Price

\$500,000

Sold Date

06-Jul-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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