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

7/211 Hotham Street, St Kilda East Vic 3183

Indicative selling price

			, , ,,
Ear tha maaning of t	thic price coo	consumer.vic.gov.au	/undorguoting
FULLIE ITIEALIILU UL		CONSUMEL.VIC.UOV.au	unueruuuunu

Single price \$300,000

Median sale price

Median price	\$610,000	Pro	perty Type Unit	t	Subur	o St Kilda East
Period - From	01/01/2023	to	31/12/2023	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	6/58 Lansdowne Rd ST KILDA EAST 3183	\$300,000	22/02/2024
2	6/49 Gourlay St BALACLAVA 3183	\$300,000	21/02/2024
3	18/11 Balaclava Rd ST KILDA EAST 3183	\$290,000	18/03/2024

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:

27/03/2024 10:13



woodards 🚾





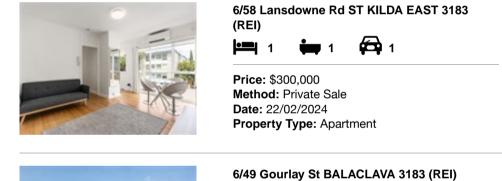
Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 **Median Unit Price** Year ending December 2023: \$610,000

Agent Comments

Agent Comments

Comparable Properties





Price: \$300.000 Method: Private Sale Date: 21/02/2024 Property Type: Apartment

18/11 Balaclava Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$290,000 Method: Private Sale Date: 18/03/2024 Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.