

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

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

Single price

\$300,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2023

to

31/12/2023

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	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



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$300,000

Median Unit Price

Year ending December 2023: \$610,000

Comparable Properties



6/58 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$300,000
Method: Private Sale
Date: 22/02/2024
Property Type: Apartment



6/49 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

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Price: \$300,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment



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

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

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