

## 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<br>Including suburb and<br>postcode | 8/169 Hotham Street, St Kilda East Vic 3183 |
|---|---|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$720,000 | & | \$792,000 |
|---------------|-----------|---|-----------|

#### 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 | 16/142 Hotham St ST KILDA EAST 3183   | \$853,500 | 26/11/2017   |
| 2 | 9/8 Meadow St ST KILDA EAST 3183      | \$812,500 | 10/12/2017   |
| 3 | 4/312a Orrong Rd CAULFIELD NORTH 3161 | \$807,000 | 15/01/2018   |

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.~~



 3  2  1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

**16/142 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$853,500

**Method:** Auction Sale

**Date:** 26/11/2017

**Rooms:** -

**Property Type:** Apartment



**9/8 Meadow St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  1

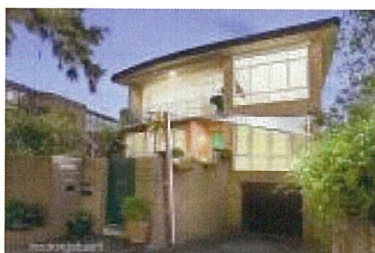
**Price:** \$812,500

**Method:** Auction Sale

**Date:** 10/12/2017

**Rooms:** -

**Property Type:** Apartment



**4/312a Orrong Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$807,000

**Method:** Private Sale

**Date:** 15/01/2018

**Rooms:** -

**Property Type:** Apartment