

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

3/33 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$658,500 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 30/06/2023 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	316/135 Inkerman St ST KILDA 3182	\$560,000	20/06/2023
2	2/370 Orrong Rd CAULFIELD NORTH 3161	\$560,000	14/07/2023
3			

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:

02/08/2023 12:12

Cheyne Fox

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Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

June quarter 2023: \$658,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



316/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



2/370 Orrong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 14/07/2023

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699