

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

11/222 Hotham Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Elsternwick

Period - From 01/01/2021 to 31/03/2021 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	10/19 Mitford St ST KILDA 3182	\$740,000	24/05/2021
2	5/4 Parkside St ELSTERNWICK 3185	\$720,000	22/05/2021
3	6/20 Prahran Gr ELSTERNWICK 3185	\$715,000	15/05/2021

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:

19/06/2021 09:49



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

March quarter 2021: \$652,000

Comparable Properties



10/19 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Sold Before Auction

Date: 24/05/2021

Property Type: Apartment



5/4 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 22/05/2021

Property Type: Apartment



6/20 Prahran Gr ELSTERNWICK 3185 (REI)

Agent Comments

2 1 2

Price: \$715,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Unit