

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7/53 HOTHAM STREET, ST KILDA EAST, VIC

Indicative selling price

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

Price Range: \$440,000 to \$470,000

Median sale price

Median price \$550,000

House

Unit

X

Suburb

ST KILDA EAST

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
8/305 CARLISLE ST, BALACLAVA, VIC 3183	\$473,000	14/04/2018

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/53 HOTHAM STREET, ST KILDA EAST,

2 1 1

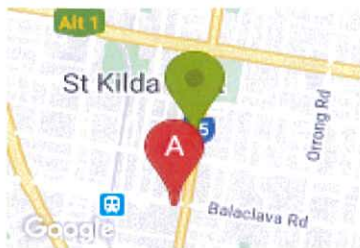
Indicative Selling Price

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Price Range: **\$440,000 to \$470,000**

Provided by: Claudia Michaels, Zed Real Estate

MEDIAN SALE PRICE



ST KILDA EAST, VIC, 3183

Suburb Median Sale Price (Unit)

\$550,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8/305 CARLISLE ST, BALACLAVA, VIC 3183

1 1 1

Sale Price

\$473,000

Sale Date: 14/04/2018

Distance from Property: 535m



This report has been compiled on 27/07/2018 by Zed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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