

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

204 Hotham Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,375,000

&

\$1,500,000

Median sale price

Median price \$1,645,000

Property Type House

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	382 Inkerman St ST KILDA EAST 3183	\$1,485,000	18/02/2021
2			
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:

28/06/2021 10:14

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Indicative Selling Price

\$1,375,000 - \$1,500,000

Median House Price

March quarter 2021: \$1,645,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



382 Inkerman St ST KILDA EAST 3183
(REI/VG)

Agent Comments

3 1 2

Price: \$1,485,000

Method: Auction Sale

Date: 18/02/2021

Rooms: 4

Property Type: House (Res)

Land Size: 278 sqm approx

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.