Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	204 Hotham Street, Elsternwick Vic 3185
Including suburb and	,
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,375,000	&	\$1,500,000
0	' ' '		` , ,

Median sale price

Median price	\$1,645,000	Pro	perty 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 sixmonths 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			

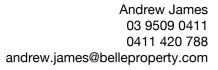
OR

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







Indicative Selling Price \$1,375,000 - \$1,500,000 **Median House Price**

March quarter 2021: \$1,645,000





Comparable Properties



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

-- 3

Price: \$1,485,000 Method: Auction Sale Date: 18/02/2021 Rooms: 4

Property Type: House (Res) Land Size: 278 sqm approx

Agent Comments

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 - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



