

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

6/33 Hotham Street St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,767,500

Property type

House

Suburb

St Kilda East

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

15/33 Hotham Street St Kilda East VIC 3183	\$670,000	01-Oct-20
16/33 Hotham Street St Kilda East VIC 3183	\$650,000	26-Jun-21
9/33 Hotham Street St Kilda East VIC 3183	\$687,000	02-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 17 November 2021

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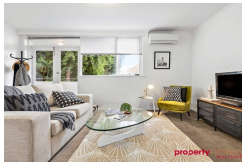


**15/33 Hotham Street St Kilda East
VIC 3183**

Sold Price **\$670,000** Sold Date **01-Oct-20**

2 1 2

Distance -



**16/33 Hotham Street St Kilda East
VIC 3183**

Sold Price **\$650,000** Sold Date **26-Jun-21**

2 1 2

Distance -



**9/33 Hotham Street St Kilda East
VIC 3183**

Sold Price ^{RS} **\$687,000** Sold Date **02-Oct-21**

2 1 2

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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