

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

9/37 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

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2023

to

30 Nov 2024

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

44/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$310,000	30-Jul-24
15/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$294,000	28-Oct-24
4/83 WESTBURY STREET ST KILDA EAST VIC 3183	\$310,000	17-Jun-24

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: 03 December 2024

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44/5-9 FULTON STREET ST KILDA EAST VIC 3183 Sold Price **\$310,000** Sold Date **30-Jul-24**
 Distance **0.28km**

1 1 1



15/77 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$294,000** Sold Date **28-Oct-24**
 Distance **0.36km**

1 1 1



4/83 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$310,000** Sold Date **17-Jun-24**
 Distance **0.38km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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