

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

11/122-124 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2023

to

31 Mar 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

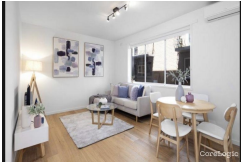
9/42 ALEXANDRA STREET ST KILDA EAST VIC 3183	580000	02-Oct-23
4/11 ALBION STREET BALACLAVA VIC 3183	580000	15-Nov-23
6/130 HOTHAM STREET ST KILDA EAST VIC 3183	599000	06-Dec-23

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: 07 April 2024

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**9/42 ALEXANDRA STREET ST
 KILDA EAST VIC 3183**

Sold Price **580000** Sold Date **02-Oct-23**

2 1 1

Distance -



**4/11 ALBION STREET BALACLAVA
 VIC 3183**

Sold Price ^{RS} **580000** Sold Date **15-Nov-23**

2 1 1

Distance -



**6/130 HOTHAM STREET ST KILDA
 EAST VIC 3183**

Sold Price **599000** Sold Date **06-Dec-23**

2 1 1

Distance -

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

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