

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 102/120 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$597,500 House Unit X Suburb St Kilda East

Period - From 01/07/2018 to 30/09/2018 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	20/24-26 Milton St ELWOOD 3184	\$610,000	17/10/2018
2	G07/76 Barkly St ST KILDA 3182	\$593,000	30/10/2018
3	12/573-577 Glen Huntly Rd ELSTERNWICK 3185	\$590,000	31/10/2018

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.

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Indicative Selling Price
 \$599,000

Median Unit Price
 September quarter 2018: \$597,500



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



20/24-26 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,000
Method: Sold Before Auction
Date: 17/10/2018
Rooms: -
Property Type: Apartment



G07/76 Barkly St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$593,000
Method: Private Sale
Date: 30/10/2018
Rooms: -
Property Type: Apartment



12/573-577 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  1

Price: \$590,000
Method: Sold Before Auction
Date: 31/10/2018
Rooms: 4
Property Type: Apartment