

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

202/120 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$610,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/04/2018

to

30/06/2018

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	12/84 Westbury St ST KILDA EAST 3183	\$701,000	21/07/2018
2	G02/2a Nelson St BALACLAVA 3183	\$670,000	12/05/2018
3	119/138 Glen Eira Rd ELSTERNWICK 3185	\$645,000	03/06/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$630,000 - \$690,000
Median Unit Price
 June quarter 2018: \$610,000

Comparable Properties



12/84 Westbury St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$701,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment



G02/2a Nelson St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Apartment

119/138 Glen Eira Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$645,000
Method: Private Sale
Date: 03/06/2018
Rooms: 3
Property Type: Apartment