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	14/55 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Single price $765,000

Median sale price

Median price $630,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2022 to 31/03/2022 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	1c Cardigan St ST KILDA EAST 3183	$780,000	27/02/2022
2	10/205 Alma Rd ST KILDA EAST 3183	$780,000	19/02/2022
3	7/26 Blenheim St BALACLAVA 3183	$767,500	27/04/2022

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.~~

This Statement of Information was prepared on: 09/05/2022 11:16

14/55 Hotham Street, St Kilda East Vic 3183



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Property Type:
Agent Comments

Indicative Selling Price
$765,000
Median Unit Price
March quarter 2022: $630,000

Comparable Properties



1c Cardigan St ST KILDA EAST 3183 (REI/VG)

3 2 1

Agent Comments

Price: $780,000
Method: Auction Sale
Date: 27/02/2022
Property Type: Townhouse (Res)



10/205 Alma Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Agent Comments

Price: $780,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



7/26 Blenheim St BALACLAVA 3183 (REI)

2 1 1

Agent Comments

Price: $767,500
Method: Sold Before Auction
Date: 27/04/2022
Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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