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	3/86 Hotham Street, East Melbourne Vic 3002

Indicative selling price

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

Single price $595,000

Median sale price

Median price $740,000 Property Type Unit Suburb East Melbourne

Period - From 01/04/2023 to 30/06/2023 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	5/21 Hotham St EAST MELBOURNE 3002	$595,000	15/07/2023
2	5/29 George St EAST MELBOURNE 3002	$590,000	20/03/2023
3			

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: 24/07/2023 08:35

3/86 Hotham Street, East Melbourne Vic 3002



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Property Type: Unit

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
June quarter 2023: $740,000

Comparable Properties



5/21 Hotham St EAST MELBOURNE 3002 (REI) Agent Comments

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Price: $595,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Apartment

5/29 George St EAST MELBOURNE 3002 (VG) Agent Comments

1 - -

Price: $590,000
Method: Sale
Date: 20/03/2023
Property Type: Flat/Unit/Apartment (Res)

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.

Account - BigginScott | P: 03 9426 4000

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