

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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2023

to

29 Feb 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

6/130 HOTHAM STREET ST KILDA EAST VIC 3183	\$599,000	06-Dec-23
4/11 ALBION STREET BALACLAVA VIC 3183	\$580,000	15-Nov-23
9/42 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$580,000	02-Oct-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: 12 March 2024

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6/130 HOTHAM STREET ST KILDA EAST VIC 3183

Sold Price ^{RS} **\$599,000** ^{UN} Sold Date **06-Dec-23**

2 1 1

Distance **0.08km**



4/11 ALBION STREET BALACLAVA VIC 3183

Sold Price ^{RS} **\$580,000** Sold Date **15-Nov-23**

2 1 1

Distance **0.57km**



9/42 ALEXANDRA STREET ST KILDA EAST VIC 3183

Sold Price **\$580,000** Sold Date **02-Oct-23**

2 1 1

Distance **0.85km**

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

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