

# 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

1119 Hoddle Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$3,725,000 Property Type House Suburb East Melbourne

Period - From 15/02/2023 to 14/02/2024 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	2 John St FITZROY 3065	\$2,059,000	26/08/2023
2	209 George St FITZROY 3065	\$2,025,000	17/06/2023
3	291 Napier St FITZROY 3065	\$2,000,000	14/04/2023

**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: 15/02/2024 13:28



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**Rooms:** 7  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 167 sqm approx  
**Agent Comments**

**Indicative Selling Price:**  
 \$1,600,000 - \$1,760,000  
**Median House Price:**  
 15/02/2023 - 14/02/2024: \$3,725,000

## Comparable Properties



**2 John St FITZROY 3065 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$2,059,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 109 sqm approx



**209 George St FITZROY 3065 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)  
**Land Size:** 150 sqm approx



**291 Napier St FITZROY 3065 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 145 sqm approx

**Account - Burne Property** | P: 03 9421 1173 | F: 03 9241 1153