

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

12A/50 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2022

to

30 Nov 2023

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

8/32 HOTHAM STREET ST KILDA EAST VIC 3183	\$777,000	30-Nov-23
6/29 FULTON STREET ST KILDA EAST VIC 3183	\$740,000	19-Nov-23
4/108 WESTBURY STREET BALACLAVA VIC 3183	\$752,000	26-Nov-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: 04 December 2023

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**8/32 HOTHAM STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$777,000**

Sold Date **30-Nov-23**

Distance **0.19km**



**6/29 FULTON STREET ST KILDA
 EAST VIC 3183**

3 1 2

Sold Price

^{RS} **\$740,000**

Sold Date **19-Nov-23**

Distance **0.38km**



**4/108 WESTBURY STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price

^{RS} **\$752,000**

Sold Date **26-Nov-23**

Distance **0.56km**

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

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