Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6/45-47 Hotham Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$380,000 & \$418,000	Range between	\$380,000	&	\$418,000
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Median sale price

Median price	\$627,000	Pro	perty Type Uni	t		Suburb	St Kilda East
Period - From	01/10/2023	to	31/12/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	4/8 Te Arai Av ST KILDA EAST 3183	\$401,000	14/12/2023
2	102/2a Nelson St BALACLAVA 3183	\$385,000	14/12/2023
3	1/14 Wrexham Rd WINDSOR 3181	\$385,000	19/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 12:39



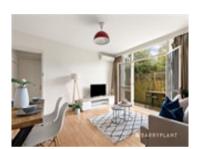
Chisholm&Gamon





Indicative Selling Price \$380,000 - \$418,000 Median Unit Price December quarter 2023: \$627,000

Comparable Properties



4/8 Te Arai Av ST KILDA EAST 3183 (REI/VG)

4 1

1

4

Price: \$401,000

Method: Sold Before Auction

Date: 14/12/2023 **Rooms:** 3

Property Type: Apartment

102/2a Nelson St BALACLAVA 3183 (REI)

-- 1

:

6

Price: \$385,000 **Method:** Private Sale **Date:** 14/12/2023

Property Type: Apartment



1/14 Wrexham Rd WINDSOR 3181 (REI)

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Price: \$385,000 Method: Private Sale Date: 19/12/2023 Property Type: Unit Agent Comments

Agent Comments

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



