Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/33 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$545,000		&		\$599,500				
Median sale p	rice								
Median price	\$588,750	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	03/04/2023	to	02/04/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	5/11 Kooyong Rd CAULFIELD NORTH 3161	\$610,000	23/03/2024
2	6/130 Hotham St ST KILDA EAST 3183	\$599,000	06/12/2023
3	21/20 Wynnstay Rd PRAHRAN 3181	\$572,500	28/03/2024

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:

03/04/2024 10:01









Property Type: Apartment Agent Comments

Golan Flamm 9533 0999 0410 469 876 gflamm@flarerealestate.com.au

Indicative Selling Price \$545,000 - \$599,500 Median Unit Price 03/04/2023 - 02/04/2024: \$588,750

Comparable Properties



5/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)



Price: \$610,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Agent Comments

Agent Comments



6/130 Hotham St ST KILDA EAST 3183 (REI/VG)

Price: \$599,000 Method: Sold Before Auction Date: 06/12/2023 Property Type: Apartment



21/20 Wynnstay Rd PRAHRAN 3181 (REI)



Agent Comments

Price: \$572,500 Method: Sold Before Auction Date: 28/03/2024 Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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