

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	16/45-47 Hotham St ST KILDA EAST 3183	\$621,000	08/04/2018
2	2/82 Hotham St ST KILDA EAST 3183	\$602,000	16/12/2017
3	106/20 Hawthorn Rd CAULFIELD NORTH 3161	\$565,000	28/02/2018

**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.

Rochelle Butt  
0395259222  
0412707033

rochelle@rodneymorley.com.au

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

March quarter 2018: \$685,500



2 1 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**16/45-47 Hotham St ST KILDA EAST 3183 (REI)** **Agent Comments**

2 1 1

**Price:** \$621,000

**Method:** Auction Sale

**Date:** 08/04/2018

**Rooms:** 3

**Property Type:** Apartment



**2/82 Hotham St ST KILDA EAST 3183 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$602,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Apartment



**106/20 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 28/02/2018

**Rooms:** -

**Property Type:** Apartment