

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

13 Hotham Street, South Melbourne Vic 3205
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Indicative selling price

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

Range between

\$940,000

 &

\$1,030,000

Median sale price

Median price

\$2,270,000

 Property Type

House

 Suburb

South Melbourne

Period - From

01/01/2023

 to

31/03/2023

 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	73 Smith St SOUTH MELBOURNE 3205	\$1,170,000	11/02/2023
2	116 Palmerston Cr SOUTH MELBOURNE 3205	\$1,150,000	01/07/2023
3	359 Dorcas St SOUTH MELBOURNE 3205	\$1,020,000	08/06/2023

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:

03/07/2023 15:35



Property Type: House

Agent Comments

Indicative Selling Price

\$940,000 - \$1,030,000

Median House Price

March quarter 2023: \$2,270,000

Comparable Properties

73 Smith St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 104 sqm approx



116 Palmerston Cr SOUTH MELBOURNE 3205
(REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 121 sqm approx



359 Dorcas St SOUTH MELBOURNE 3205
(REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 08/06/2023

Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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