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	13 Hotham Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between \$940,000	&	\$1,030,000
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Median sale price

Median price	\$2,270,000	Pro	perty 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

Add	dress 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 comparableproperties 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 guarter 2023; \$2,270,000

Comparable Properties

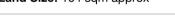
73 Smith St SOUTH MELBOURNE 3205 (REI/VG)

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Price: \$1,170,000 Method: Auction Sale Date: 11/02/2023

Property Type: House (Res) Land Size: 104 sqm approx Agent Comments



(REI)

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116 Palmerston Cr SOUTH MELBOURNE 3205 Agent Comments

Price: \$1,150,000 Method: Auction Sale Date: 01/07/2023

Property Type: House (Res) Land Size: 121 sqm approx



(REI)





Price: \$1,020,000 Method: Auction Sale Date: 08/06/2023

Property Type: House (Res)

Agent Comments

Account - Cayzer | P: 03 9699 5999



