

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

2/70a Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$592,000

Property Type

Unit

Suburb

St Kilda East

Period - From

24/05/2021

to

23/05/2022

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	9/70a Alexandra St ST KILDA EAST 3183	\$510,000	10/05/2022
2	G03/76 Barkly St ST KILDA 3182	\$494,000	17/03/2022
3	1/254 Dandenong Rd ST KILDA EAST 3183	\$486,000	01/02/2022

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:

24/05/2022 15:16

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Land Size: 98.1 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

24/05/2021 - 23/05/2022: \$592,000

Comparable Properties



9/70a Alexandra St ST KILDA EAST 3183 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$510,000

Method: Private Sale

Date: 10/05/2022

Property Type: Apartment



G03/76 Barkly St ST KILDA 3182 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$494,000

Method: Private Sale

Date: 17/03/2022

Property Type: Apartment



1/254 Dandenong Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$486,000

Method: Sold Before Auction

Date: 01/02/2022

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388