

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4/62 Alma Road ST KILDA 3182

Indicative selling price

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

\$550,000

&

\$600,000

Median sale price

Median price \$519,500 Property type UNTI Suburb ST KILDA

Period - From 01/04/2020 to 30/06/2020 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
1/62 Alma Road ST KILDA 3182	\$622,500	18/07/2020
10/52 Clyde Street ST KILDA 3182	\$590,000	16/07/2020
9.35 Jackson Street ST KILDA 3182	\$570,000	15/07/2020

This Statement of Information was prepared on: Monday 20th July 2020