

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

4/68 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000

&

\$510,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2019

to 31/12/2019

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	24/6 Redan St ST KILDA 3182	\$515,000	06/12/2019
2	4/161 Brighton Rd ELWOOD 3184	\$514,999	28/10/2019
3	1/68 Alma Rd ST KILDA 3182	\$505,000	13/11/2019

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:

29/01/2020 15:41



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$510,000

Median Unit Price

Year ending December 2019: \$540,000

Comparable Properties



24/6 Redan St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 06/12/2019

Property Type: Apartment



4/161 Brighton Rd ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$514,999

Method: Sale

Date: 28/10/2019

Property Type: Strata Unit/Flat



1/68 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Auction Sale

Date: 13/11/2019

Property Type: Apartment