

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

18/203 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2021

to 31/03/2022

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	2/203 Alma Rd ST KILDA EAST 3183	\$680,000	24/02/2022
2	3/203 Alma Rd ST KILDA EAST 3183	\$680,000	16/12/2021
3	13/203 Alma Rd ST KILDA EAST 3183	\$636,000	14/05/2022

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 15:23



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

Year ending March 2022: \$623,000

Comparable Properties



2/203 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 24/02/2022

Property Type: Apartment



3/203 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 16/12/2021

Property Type: Apartment



13/203 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$636,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300