

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

4/152 Alma Road St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

13/37 Hotham Street St Kilda East VIC 3183	\$550,000	10-Nov-21
1/32 Westbury Street St Kilda East VIC 3183	\$558,000	13-Nov-21
14/99 Alma Road St Kilda East VIC 3183	\$585,000	27-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 28 January 2022

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13/37 Hotham Street St Kilda East VIC 3183

Sold Price

\$550,000

Sold Date

10-Nov-21

2

1

1

Distance

0.18km



1/32 Westbury Street St Kilda East VIC 3183

Sold Price

\$558,000

Sold Date

13-Nov-21

2

1

1

Distance

0.24km

14/99 Alma Road St Kilda East VIC 3183

Sold Price

\$585,000

Sold Date

27-Oct-21

2

1

1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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