

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	7/52 Alma Road, St Kilda Vic 3182
·	

Indicative selling price

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

Single price \$329,000

Median sale price

Median price	\$530,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	4/21 Blenheim St BALACLAVA 3183	\$320,000	22/08/2018
2	29/305 Carlisle St BALACLAVA 3183	\$315,000	23/09/2018
3	2/1 Fiona Ct ST KILDA 3182	\$300,000	30/10/2018

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.

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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hockingstuart



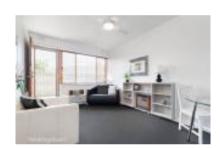


Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$329,000 **Median Unit Price** Year ending December 2018: \$530,000

Comparable Properties



4/21 Blenheim St BALACLAVA 3183 (VG)

Price: \$320,000 Method: Sale Date: 22/08/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



29/305 Carlisle St BALACLAVA 3183 (REI/VG)





Price: \$315,000 Method: Auction Sale Date: 23/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

2/1 Fiona Ct ST KILDA 3182 (VG)





Price: \$300,000 Method: Sale Date: 30/10/2018 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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