

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

House

Unit

X

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.

	Address 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.



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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)

Agent Comments

1
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Price: \$320,000
Method: Sale
Date: 22/08/2018
Rooms: -
Property Type: Strata Unit/Flat



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

Agent Comments

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Price: \$315,000
Method: Auction Sale
Date: 23/09/2018
Rooms: -
Property Type: Apartment

2/1 Fiona Ct ST KILDA 3182 (VG)

Agent Comments

1
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Price: \$300,000
Method: Sale
Date: 30/10/2018
Rooms: -
Property Type: Strata Unit/Flat