

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

13/87 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$590,500

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2019

to

31/03/2020

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	6/36 The Avenue BALACLAVA 3183	\$440,000	30/11/2019
2	12/51 Chapel St ST KILDA 3182	\$430,000	30/01/2020
3	104/92 Hornby St WINDSOR 3181	\$424,375	17/12/2019

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:

06/07/2020 11:40



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending March 2020: \$590,500

Comparable Properties



6/36 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 3

Property Type: Apartment

12/51 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000

Method: Sold Before Auction

Date: 30/01/2020

Property Type: Apartment



104/92 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$424,375

Method: Private Sale

Date: 17/12/2019

Property Type: Apartment