# 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

10/224 Alma Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$380,000		&		\$415,000				
Median sale p	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	22/11/2018	to	21/11/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/75 Westbury St ST KILDA EAST 3183	\$389,000	24/09/2019
2	5/400 Dandenong Rd CAULFIELD NORTH 3161	\$385,000	07/09/2019
3	2/62 Lansdowne Rd ST KILDA EAST 3183	\$383,000	17/11/2019

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:

22/11/2019 12:39









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$415,000 Median Unit Price 22/11/2018 - 21/11/2019: \$580,000

# **Comparable Properties**



6/75 Westbury St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$389,000 Method: Private Sale Date: 24/09/2019 Property Type: Apartment



5/400 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$385,000 Method: Private Sale Date: 07/09/2019 Rooms: 2 Property Type: Apartment



2/62 Lansdowne Rd ST KILDA EAST 3183 (REI)



Price: \$383,000 Method: Auction Sale Date: 17/11/2019 Property Type: Apartment Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.