

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 between

\$380,000

&

\$415,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda East

Period - From

22/11/2018

to

21/11/2019

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	6/75 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 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 07/09/2019

Rooms: 2

Property Type: Apartment



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

Agent Comments



Price: \$383,000

Method: Auction Sale

Date: 17/11/2019

Property Type: Apartment