### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	13/41-43 Alma Road, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$490,000	&	\$539,000
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#### Median sale price

Median price \$529,000	Pro	pperty Type Uni	t	;	Suburb	St Kilda
Period - From 01/10/2023	to	30/09/2024	Sou	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.

## Address of comparable property

Address of comparable property		Price	Date of sale
1	9/174 Barkly St ST KILDA 3182	\$535,000	28/10/2024
2	6/113-115 Chapel St ST KILDA 3182	\$530,000	11/09/2024
3	G7/25 Alma Rd ST KILDA 3182	\$500,000	31/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2024 11:14
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Property Type: Strata Flat - Single

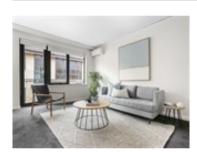
OYO Flat

Land Size: 4477 sqm approx

Agent Comments

**Indicative Selling Price** \$490,000 - \$539,000 **Median Unit Price** Year ending September 2024: \$529,000

# Comparable Properties



9/174 Barkly St ST KILDA 3182 (REI)





Price: \$535,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

**Agent Comments** 



6/113-115 Chapel St ST KILDA 3182 (REI)





Price: \$530,000 Method: Private Sale Date: 11/09/2024 Property Type: Unit

Agent Comments

G7/25 Alma Rd ST KILDA 3182 (VG)





Price: \$500.000 Method: Sale Date: 31/07/2024

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



