

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

13/41-43 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$529,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 30/09/2024 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	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 comparable properties 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



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)

Agent Comments



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



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

Agent Comments



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

G7/25 Alma Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 31/07/2024
Property Type: Subdivided Flat - Single OYO Flat

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