

## 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

17/194 Alma Road, St Kilda East Vic 3183

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$580,000

**Median sale price**

Median price \$539,500

House

Unit

X

Suburb

St Kilda East

Period - From 01/10/2018

to

31/12/2018

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	11/218 Alma Rd ST KILDA EAST 3183	\$597,000	02/09/2018
2	2/378 Inkerman St ST KILDA EAST 3183	\$567,000	18/08/2018
3	5/46 Lansdowne Rd ST KILDA EAST 3183	\$550,250	16/09/2018

**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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**11/218 Alma Rd ST KILDA EAST 3183 (REI/VG)** **Agent Comments**



**Price:** \$597,000

**Method:** Auction Sale

**Date:** 02/09/2018

**Rooms:** 4

**Property Type:** Apartment



**2/378 Inkerman St ST KILDA EAST 3183 (REI/VG)** **Agent Comments**



**Price:** \$567,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 1149 sqm approx



**5/46 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)** **Agent Comments**



**Price:** \$550,250

**Method:** Auction Sale

**Date:** 16/09/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 563 sqm approx