

# 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	71a Alma Road, St Kilda East Vic 3183
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#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,275,000	House	X	Unit		Suburb	St Kilda East
Period - From	01/01/2019	to	31/03/2019	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	71 Carlisle St ST KILDA 3182	\$1,150,000	08/12/2018
2	2/2 Talbot Av ST KILDA EAST 3183	\$1,070,000	04/04/2019
3	1 Crews St ST KILDA EAST 3183	\$1,060,000	06/04/2019

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.



3 2 1

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2019: \$1,275,000

## Comparable Properties



**71 Carlisle St ST KILDA 3182 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 278 sqm approx



**2/2 Talbot Av ST KILDA EAST 3183 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,070,000  
**Method:** Sold Before Auction  
**Date:** 04/04/2019  
**Rooms:** 5  
**Property Type:** Unit



**1 Crews St ST KILDA EAST 3183 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 179 sqm approx