

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

5/203 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$590,500

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2019

to 31/03/2020

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	4/399 Alma Rd CAULFIELD NORTH 3161	\$591,000	26/05/2020
2	10/154 Alma Rd ST KILDA EAST 3183	\$585,000	22/04/2020
3	7/119 Brighton Rd ELWOOD 3184	\$575,000	03/06/2020

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:

23/06/2020 13:57

5/203 Alma Road, St Kilda East Vic 3183



Marcus Peters
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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2020: \$590,500



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/399 Alma Rd CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$591,000

Method: Sold Before Auction

Date: 26/05/2020

Rooms: 3

Property Type: Apartment



10/154 Alma Rd ST KILDA EAST 3183 (REI) Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 22/04/2020

Property Type: Apartment



7/119 Brighton Rd ELWOOD 3184 (REI) Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 03/06/2020

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.