## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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#### Median sale price

Median price	\$590,500	Pro	perty 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

Add	dress 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

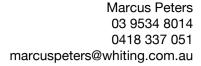
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending March 2020: \$590,500





# Comparable Properties



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

**-** 4 🖨 4

**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)

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Price: \$585,000 Method: Private Sale Date: 22/04/2020

Property Type: Apartment



**Price:** \$575,000 **Method:** Private Sale **Date:** 03/06/2020

Property Type: Apartment

Agent Comments

Agent Comments

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



