

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

507/5 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2021

to 30/06/2021

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	11/8 The Avenue WINDSOR 3181	\$810,000	15/07/2021
2	39/167 Fitzroy St ST KILDA 3182	\$880,000	11/06/2021
3	404/12 Anchor PI PRAHRAN 3181	\$806,000	31/05/2021

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:

03/08/2021 09:01

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2021: \$632,500



2 1 1

Rooms: 4

Property Type: Apartment

Land Size: 102 sqm approx

Agent Comments

Comparable Properties



11/8 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment



39/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$880,000

Method: Auction Sale

Date: 11/06/2021

Property Type: Unit



404/12 Anchor PI PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$806,000

Method: Private Sale

Date: 31/05/2021

Property Type: Apartment