

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

5/233 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$613,250

Property Type

Unit

Suburb

St Kilda East

Period - From

25/08/2021

to

24/08/2022

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	8/3 Hughenden Rd ST KILDA EAST 3183	\$650,000	10/03/2022
2	7/386 Inkerman St ST KILDA EAST 3183	\$650,000	11/04/2022
3	8/8-10 Chomley St PRAHRAN 3181	\$650,000	08/03/2022

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:

25/08/2022 13:32

5/233 Alma Road, St Kilda East Vic 3183



Oren Flamm

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Indicative Selling Price

\$659,000

Median Unit Price

25/08/2021 - 24/08/2022: \$613,250



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/3 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 10/03/2022

Property Type: Apartment

7/386 Inkerman St ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 11/04/2022

Property Type: Strata Unit/Flat



8/8-10 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$650,000

Method: Sold Before Auction

Date: 08/03/2022

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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