

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

8/4 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$542,750

Property Type Unit

Suburb St Kilda

Period - From 01/04/2023

to

30/06/2023

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	5/17 Herbert St ST KILDA 3182	\$380,000	09/09/2023
2	9/75 Queens Rd MELBOURNE 3004	\$350,000	30/06/2023
3	25/14 Crimea St ST KILDA 3182	\$375,000	31/05/2023

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:

10/10/2023 09:40



Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

June quarter 2023: \$542,750

Comparable Properties



5/17 Herbert St ST KILDA 3182 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 09/09/2023

Property Type: Apartment



9/75 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



25/14 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 31/05/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336