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

14/79 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between | $240,000 | & | $260,000

Median sale price

| Median price | $550,000 | Property Type | Unit | Suburb | St Kilda |

| Period - From | 01/04/2022 | to | 30/06/2022 | 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	924/572 St Kilda Rd MELBOURNE 3004	$260,000	06/04/2022
2	314/363 Beaconsfield Pde ST KILDA WEST 3182	$260,000	11/02/2022
3	208/153b High St PRAHRAN 3181	$259,700	25/06/2022

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: | 21/07/2022 10:00

CONSUMER AFFAIRS VICTORIA

Claudio Perruzza
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Indicative Selling Price
$240,000 - $260,000
Median Unit Price
June quarter 2022: $550,000

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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

924/572 St Kilda Rd MELBOURNE 3004 (VG)

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Price: $260,000
Method: Sale
Date: 06/04/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

314/363 Beaconsfield Pde ST KILDA WEST 3182 (VG)

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Price: $260,000
Method: Sale
Date: 11/02/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

208/153b High St PRAHRAN 3181 (REI)

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Price: $259,700
Method: Private Sale
Date: 25/06/2022
Property Type: Apartment

Agent Comments