

## 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

2/79 ALMA ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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 REDAN STREET ST KILDA VIC 3182	\$315,000	15-Nov-22
13/45 ALMA ROAD ST KILDA VIC 3182	\$315,000	20-Jun-23
102/171-173 INKERMAN STREET ST KILDA VIC 3182	\$386,500	16-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 08 February 2024



**1/5 REDAN STREET ST KILDA VIC 3182**

Sold Price

**\$315,000**

Sold Date

**15-Nov-22**

 1

 1

 1

Distance

**0.24km**



**13/45 ALMA ROAD ST KILDA VIC 3182**

Sold Price

Sold Date

**20-Jun-23**

 1

 1

 1

Distance

**0.32km**



**102/171-173 INKERMANS STREET ST KILDA VIC 3182**

Sold Price

**\$386,500**

Sold Date

**16-Nov-22**

 1

 1

 1

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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