

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

3/70a Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$530,000

&

\$565,000

Median sale price

Median price

\$579,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/07/2021

to

30/09/2021

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	3/25 Octavia St ST KILDA 3182	\$651,000	28/10/2021
2	G09/5-7 Hotham St ST KILDA EAST 3183	\$560,000	23/09/2021
3	14/6 Lansdowne Rd ST KILDA EAST 3183	\$510,000	05/11/2021

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:

24/11/2021 12:06



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$530,000 - \$565,000

Median Unit Price

September quarter 2021: \$579,000

Comparable Properties



3/25 Octavia St ST KILDA 3182 (REI)

Agent Comments

1 1 1

64m2

Price: \$651,000

Method: Sold Before Auction

Date: 28/10/2021

Property Type: Unit

Land Size: 539 sqm approx



G09/5-7 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

1 1 1

Price: \$560,000

Method: Sold Before Auction

Date: 23/09/2021

Property Type: Apartment

14/6 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 05/11/2021

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388