

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

38/87 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$558,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2019

to 31/03/2020

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	4/1 Ellesmere Rd WINDSOR 3181	\$410,000	12/03/2020
2	24/1 Acland St ST KILDA 3182	\$405,000	15/02/2020
3	19/83 Westbury St ST KILDA EAST 3183	\$355,100	25/03/2020

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:

08/05/2020 09:50



1 1 1

Property Type:

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending March 2020: \$558,000

Comparable Properties



4/1 Ellesmere Rd WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 12/03/2020

Property Type: Strata Unit/Flat



24/1 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$405,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Apartment



19/83 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$355,100

Method: Sold Before Auction

Date: 25/03/2020

Property Type: Apartment