

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

1/129 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$612,000 Property Type Unit Suburb St Kilda East

Period - From 09/11/2020 to 08/11/2021 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	4/38 Greville St PRAHRAN 3181	\$720,000	19/10/2021
2	6/136 Alma Rd ST KILDA EAST 3183	\$700,000	27/10/2021
3	10/20 Charnwood Rd ST KILDA 3182	\$692,000	30/10/2021

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:

09/11/2021 22:23



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
09/11/2020 - 08/11/2021: \$612,000

Comparable Properties



4/38 Greville St PRAHRAN 3181 (REI)

Agent Comments

2 1 -
Price: \$720,000
Method: Sold Before Auction
Date: 19/10/2021
Property Type: Apartment



6/136 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1
Price: \$700,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: Unit



10/20 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -
Price: \$692,000
Method: Sold Before Auction
Date: 30/10/2021
Property Type: Apartment