### 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	1/129 Alma Road, St Kilda East Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$690,000	&	\$759,000
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#### Median sale price

Median price	\$612,000	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	09/11/2020	to	08/11/2021	s	ource	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

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

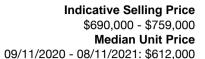
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2021 22:23





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Rooms: 3

Property Type: Apartment Agent Comments

# Comparable Properties



4/38 Greville St PRAHRAN 3181 (REI)

**1** 2

Price: \$720,000

Method: Sold Before Auction

Date: 19/10/2021

Property Type: Apartment

Agent Comments



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

Price: \$700.000

Method: Sold Before Auction

Date: 27/10/2021 Property Type: Unit **Agent Comments** 



10/20 Charnwood Rd ST KILDA 3182 (REI)

**-**2

Price: \$692,000

Method: Sold Before Auction

Date: 30/10/2021

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



