

6/139 ALMA RD, ST KILDA EAST



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	6/139 Alma Road, St Kilda East 3183 VIC
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ or range between \$ **575,00** & \$ **630,00**

Median sale price

(*Select house or unit as applicable)

Median Price \$ **575,000** *House ☐ *Unit ☒ Suburb or Locality **St Kilda East**
Period – from **February, 2018** to **February, 2019** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 10/205 Alma Road, St Kilda East	\$600,000	01/09/18
2. 13/14a Chapel Street , St Kilda	\$645,000	14/01/18
3. 11/218 Alma Road, St Kilda East	\$597,000	02/09/18

OR

☐ **B*** ☐ **Either** 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.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*