

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

26/87 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

 Range between

\$230,000

 &

\$253,000

Median sale price

 Median price

\$597,500

 House

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 Unit

X

 Suburb

St Kilda East

 Period - From

01/07/2018

 to

30/09/2018

 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	6/15 Charnwood Rd ST KILDA 3182	\$245,000	22/08/2018
2	829/572 St Kilda Rd MELBOURNE 3004	\$232,500	21/05/2018
3	3/3 Dalgety St ST KILDA 3182	\$230,000	18/09/2018

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.

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Indicative Selling Price
\$230,000 - \$253,000
Median Unit Price
September quarter 2018: \$597,500



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



6/15 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: Apartment

829/572 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$232,500
Method: Sale
Date: 21/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/3 Dalgety St ST KILDA 3182 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 18/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)