

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 6/194 Alma Road, St Kilda East, Vic, 3183

## 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 \$390,000 & \$420,000

## Median sale price

Median price \$665,000 Property type Apartment Suburb St Kilda East

Period - From 1/04/2022 to 31/06/2022 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
1 306/356 Orrong Road CAULFIELD NORTH 3161	\$425,000	29/05/2022
2 106/58 Kambrook Road CAULFIELD NORTH 3161	\$440,000	14/07/2022
3 5/26 Burnett Street, ST KILDA 3182	\$445,000	20/05/2022

This Statement of Information was prepared on: 07/09/2022