Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for :	sale
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Address	21/4 Alfred Square, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$829,000

Median sale price

Median price \$520,000	Pro	perty Type Un	it		Suburb	St Kilda
Period - From 01/07/2018	to	30/06/2019	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	307/63 Acland St ST KILDA 3182	\$817,500	21/09/2019
2	47/151 Fitzroy St ST KILDA 3182	\$800,000	22/06/2019
3			

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:	10/10/2019 12:06



Date of sale



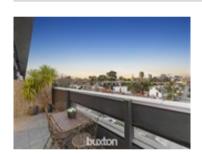


Indicative Selling Price \$829,000 Median Unit Price Year ending June 2019: \$520,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



307/63 Acland St ST KILDA 3182 (REI)

2 2

Price: \$817,500 **Method:** Auction Sale **Date:** 21/09/2019

Property Type: Apartment

Agent Comments



47/151 Fitzroy St ST KILDA 3182 (REI)

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Price: \$800,000 **Method:** Auction Sale **Date:** 22/06/2019

Property Type: Apartment

Agent Comments

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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