

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

2/46 ALEXANDRA STREET 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

14/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$412,500	11-Oct-22
6/194 ALMA ROAD ST KILDA EAST VIC 3183	\$440,000	16-Oct-22
1/24 THE AVENUE WINDSOR VIC 3181	\$445,000	12-May-22

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 6 months.~~

This Statement of Information was prepared on: 24 October 2022

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**14/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

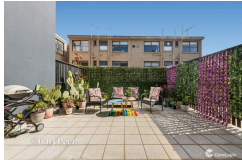
^{RS} **\$412,500** ^{UN}

Sold Date

11-Oct-22

Distance

0.67km



**6/194 ALMA ROAD ST KILDA EAST
VIC 3183**

1 1 1

Sold Price

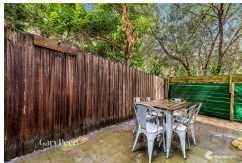
^{RS} **\$440,000**

Sold Date

16-Oct-22

Distance

0.41km



**1/24 THE AVENUE WINDSOR VIC
3181**

1 1 1

Sold Price

\$445,000

Sold Date

12-May-22

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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