

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

4g/5 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2018

to

30/06/2019

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	201/356 Carlisle St BALACLAVA 3183	\$435,000	29/01/2019
2	G04/5 Hotham St ST KILDA EAST 3183	\$431,000	04/04/2019
3	502/163-169 Inkerman St ST KILDA 3182	\$430,000	02/05/2019

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.



1
 1
 1

Rooms:**Property Type:** Apartment**Land Size:** 77 sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2019: \$520,000

Comparable Properties

**201/356 Carlisle St BALACLAVA 3183 (VG)**

Agent Comments

1
 -
 -

Price: \$435,000**Method:** Sale**Date:** 29/01/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 635 sqm approx**G04/5 Hotham St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1
 1
 1

Price: \$431,000**Method:** Private Sale**Date:** 04/04/2019**Rooms:** -**Property Type:** Apartment**502/163-169 Inkerman St ST KILDA 3182 (REI/VG)**

Agent Comments

1
 1
 1

Price: \$430,000**Method:** Sold Before Auction**Date:** 02/05/2019**Rooms:** -**Property Type:** Apartment