

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

18/4 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2020

to

30/06/2020

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	207/129 Fitzroy St ST KILDA 3182	\$300,000	09/07/2020
2	9/70 Carlisle St ST KILDA 3182	\$320,000	13/06/2020
3	107/60 Wellington St ST KILDA 3182	\$322,000	17/07/2020

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:

04/08/2020 14:38

18/4 Alfred Square, St Kilda Vic 3182



  1  1

Property Type: Apartment

Agent Comments

Jon Kett
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Indicative Selling Price

\$310,000

Median Unit Price

June quarter 2020: \$519,500

Comparable Properties



207/129 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1  1  -

Price: \$300,000

Method: Private Sale

Date: 09/07/2020

Property Type: Apartment



9/70 Carlisle St ST KILDA 3182 (VG)

Agent Comments

 1  -  -

Price: \$320,000

Method: Sale

Date: 13/06/2020

Property Type: Strata Flat - Single OYO Flat



107/60 Wellington St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$322,000

Method: Private Sale

Date: 17/07/2020

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.