

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/125 ALMA ROAD, ST KILDA EAST, VIC

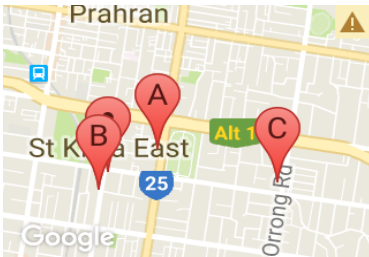
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Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



ST KILDA EAST, VIC, 3183

Suburb Median Sale Price (Unit)

\$530,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10/15 HOTHAM ST, ST KILDA EAST, VIC 3183

2 1 1

Sale Price

***\$492,000**

Sale Date: 30/07/2017

Distance from Property: 361m



6/65 WESTBURY ST, ST KILDA EAST, VIC 3183

2 1 1

Sale Price

***\$591,000**

Sale Date: 29/07/2017

Distance from Property: 141m



2/323 ORRONG RD, ST KILDA EAST, VIC 3183

2 1 1

Sale Price

***\$536,000**

Sale Date: 30/07/2017

Distance from Property: 1.1km



This report has been compiled on 22/09/2017 by Coad Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

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

7/125 ALMA ROAD, ST KILDA EAST, VIC 3183

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

ST KILDA EAST

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
10/15 HOTHAM ST, ST KILDA EAST, VIC 3183	*\$492,000	30/07/2017
6/65 WESTBURY ST, ST KILDA EAST, VIC 3183	*\$591,000	29/07/2017
2/323 ORRONG RD, ST KILDA EAST, VIC 3183	*\$536,000	30/07/2017