

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

2/19 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2021

to

31/03/2022

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	11/99 Alma Rd ST KILDA EAST 3183	\$630,000	11/05/2022
2	21/99 Alma Rd ST KILDA EAST 3183	\$610,000	26/03/2022
3	9/41 Alma Rd ST KILDA 3182	\$610,000	24/03/2022

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:

13/07/2022 14:37



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$629,000

Median Unit Price
Year ending March 2022: \$590,000

Comparable Properties



11/99 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 11/05/2022
Rooms: 3
Property Type: Apartment



21/99 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

2 1 1

Price: \$610,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Apartment



9/41 Alma Rd ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$610,000
Method: Sale
Date: 24/03/2022
Property Type: Strata Flat - Single OYO Flat