

Claudio Perruzza  
9536 9230  
0412 304 152

cperruzza@bigginscott.com.au

## 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

18/41 Alma Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$390,000

&

\$425,000

### Median sale price

Median price

\$539,500

House

Unit

X

Suburb

St Kilda East

Period - From

01/10/2018

to

31/12/2018

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	1/7 Ravens Gr ST KILDA EAST 3183	\$422,000	10/11/2018
2	9/14 Wrexham Rd WINDSOR 3181	\$410,000	15/11/2018
3	15/k7 High St WINDSOR 3181	\$390,000	15/12/2018

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.

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**Rooms:** 2  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$390,000 - \$425,000  
**Median Unit Price**  
December quarter 2018: \$539,500

## Comparable Properties



**1/7 Ravens Gr ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$422,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**9/14 Wrexham Rd WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**15/k7 High St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$390,000  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** 2  
**Property Type:** Apartment