## 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

10/146 Alma Road, St Kilda East Vic 3183

#### 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		Property Type		Suburb	St Kilda East			
Period - From		to	Source					

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	105/19 Regent St PRAHRAN 3181	\$440,000	23/06/2022
2	1/98 Grosvenor St BALACLAVA 3183	\$440,000	18/05/2022
3	3/209 Hotham St RIPPONLEA 3185	\$410,000	05/10/2022

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:

17/11/2022 14:18

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$400,000 - \$440,000 No median price available

# **Comparable Properties**



105/19 Regent St PRAHRAN 3181 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 23/06/2022 Property Type: Apartment Land Size: 359 sqm approx

1/98 Grosvenor St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$440,000 Method: Private Sale Date: 18/05/2022 Property Type: Apartment



3/209 Hotham St RIPPONLEA 3185 (REI)



Agent Comments

Agent Comments

Price: \$410,000 Method: Private Sale Date: 05/10/2022 Property Type: Apartment

#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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