

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.

	Address 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.



 2  1  1

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)

Agent Comments

 2  1  1

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

 2  1  -

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



3/209 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

 2  1  1

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