

# 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

8/47 Alma Road, St Kilda Vic 3182

### Indicative selling price

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

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

St Kilda

Period - From

10/11/2021

to

09/11/2022

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 | 6/8 Te Arai Av ST KILDA EAST 3183   | \$335,000 | 26/10/2022   |
| 2 | 17/14 Mitford St ST KILDA 3182      | \$330,000 | 18/10/2022   |
| 3 | 3/91 Westbury St ST KILDA EAST 3183 | \$315,000 | 28/09/2022   |

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:

10/11/2022 14:55



1 1 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/8 Te Arai Av ST KILDA EAST 3183 (REI)**

**Agent Comments**

1 1 -

**Price:** \$335,000

**Method:** Private Sale

**Date:** 26/10/2022

**Property Type:** Apartment



**17/14 Mitford St ST KILDA 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 18/10/2022

**Property Type:** Apartment



**3/91 Westbury St ST KILDA EAST 3183 (REI)**

**Agent Comments**

1 1 1

**Price:** \$315,000

**Method:** Sold Before Auction

**Date:** 28/09/2022

**Property Type:** Apartment