## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5/212 Alma Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$750,000		&		\$820,000			
Median sale p	rice							
Median price	\$577,500	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/04/2024	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Anchor PI PRAHRAN 3181	\$800,000	17/05/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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.

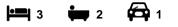
This Statement of Information was prepared on:

09/09/2024 13:50



#### \* Professionals





**Property Type:** Apartment Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

> Indicative Selling Price \$750,000 - \$820,000 Median Unit Price June quarter 2024: \$577,500

# **Comparable Properties**



2/3 Anchor PI PRAHRAN 3181 (REI/VG)



Price: \$800,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment Agent Comments

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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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