

# 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

1/49 Alexandra Street, 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

\$1,300,000

&

\$1,395,000

### Median sale price

Median price

\$1,045,000

Property Type

Townhouse

Suburb

St Kilda East

Period - From

29/07/2021

to

28/07/2022

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	73 The Avenue WINDSOR 3181	\$1,352,500	12/05/2022
2	17 Sebastopol St ST KILDA EAST 3183	\$1,351,000	04/06/2022
3	261 Hotham St RIPPONLEA 3185	\$1,300,000	04/06/2022

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:

29/07/2022 16:25



3 2 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Claudio Perruzza

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**Indicative Selling Price**

\$1,300,000 - \$1,395,000

**Median Townhouse Price**

29/07/2021 - 28/07/2022: \$1,045,000

## Comparable Properties



73 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,352,500

**Method:** Private Sale

**Date:** 12/05/2022

**Property Type:** House



17 Sebastopol St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

**Price:** \$1,351,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Townhouse (Res)



261 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

3 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 04/06/2022

**Property Type:** House