

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

10/47 Alma Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$420,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2022

to

30/09/2022

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	5/59 Alma Rd ST KILDA 3182	\$488,000	07/06/2022
2	14/77 Westbury St ST KILDA EAST 3183	\$412,500	11/10/2022
3	19/130 Alma Rd ST KILDA 3182	\$412,000	21/10/2022

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:

11/11/2022 15:46



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000

Median Unit Price

September quarter 2022: \$521,000

Comparable Properties

5/59 Alma Rd ST KILDA 3182 (VG)

Agent Comments

1
 -
 -

Price: \$488,000

Method: Sale

Date: 07/06/2022

Property Type: Subdivided Flat - Single OYO Flat



14/77 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

1
 1
 1

Price: \$412,500

Method: Private Sale

Date: 11/10/2022

Property Type: Apartment



19/130 Alma Rd ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$412,000

Method: Private Sale

Date: 21/10/2022

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693