

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

6/133 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$280,000

&

\$300,000

Median sale price

Median price \$545,000

House

Unit

X

Suburb

St Kilda East

Period - From 01/07/2016

to

30/06/2017

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	4/54 Balston St BALACLAVA 3183	\$295,000	28/09/2017
2	6/18 Orange Gr ST KILDA EAST	\$290,000	03/06/2017
3	50/6-8 Glen Eira Rd RIPPONLEA 3185	\$286,000	14/08/2017

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending June 2017: \$545,000

Comparable Properties



4/54 Balston St BALACLAVA 3183 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 28/09/2017

Rooms: -

Property Type: Apartment



6/18 Orange Gr ST KILDA EAST (REI)

Agent Comments



Price: \$290,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Apartment



50/6-8 Glen Eira Rd RIPPONLEA 3185 (REI/VG) **Agent Comments**



Price: \$286,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: Apartment