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

43/87 Alma Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$490,000		&		\$530,000				
Median sale p	rice								
Median price	\$591,250	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/07/2019	to	30/06/2020)	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	307E/5 Greeves St ST KILDA 3182	\$549,000	21/05/2020
2	9/53 Chapel St ST KILDA 3182	\$535,000	22/06/2020
3	7/16 Chapel St ST KILDA 3182	\$492,000	30/06/2020

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:

22/07/2020 15:17









Property Type: Apartment Agent Comments

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price Year ending June 2020: \$591,250

Comparable Properties



307E/5 Greeves St ST KILDA 3182 (REI/VG)



Price: \$549,000 Method: Sale by Tender Date: 21/05/2020 Property Type: Apartment



9/53 Chapel St ST KILDA 3182 (REI)

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Price: \$535,000 **Method:** Private Sale **Date:** 22/06/2020

Property Type: Apartment

7/16 Chapel St ST KILDA 3182 (REI)



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Price: \$492,000 Method: Private Sale Date: 30/06/2020 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.