

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$591,250 Property Type Unit Suburb St Kilda East

Period - From 01/07/2019 to 30/06/2020 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	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



2   1   1

**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)**

Agent Comments

2   1   1

**Price:** \$549,000

**Method:** Sale by Tender

**Date:** 21/05/2020

**Property Type:** Apartment



**9/53 Chapel St ST KILDA 3182 (REI)**

Agent Comments

2   1   1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 22/06/2020

**Property Type:** Apartment



**7/16 Chapel St ST KILDA 3182 (REI)**

Agent Comments

2   1   1

**Price:** \$492,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** Apartment