

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

36a Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb St Kilda East

Period - From 01/01/2023

to 31/12/2023

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	2 Murchison St ST KILDA EAST 3183	\$1,700,000	31/10/2023
2	175 Inkerman St ST KILDA 3182	\$1,500,000	08/02/2024
3			

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:

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2023: \$1,620,000



 5  3  3

Property Type: House (Res)

Agent Comments

Comparable Properties



2 Murchison St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 31/10/2023

Property Type: House

Land Size: 540 sqm approx



175 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 5  2  3

Price: \$1,500,000

Method: Private Sale

Date: 08/02/2024

Property Type: House (Res)

Land Size: 478 sqm approx

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.