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	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$1,550,000		8		\$1,650,000				
Median sale price									
Median price	\$1,620,000	Pro	Property Type Hous		se		Suburb	St Kilda East	
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

03/04/2024 14:11



* Professionals

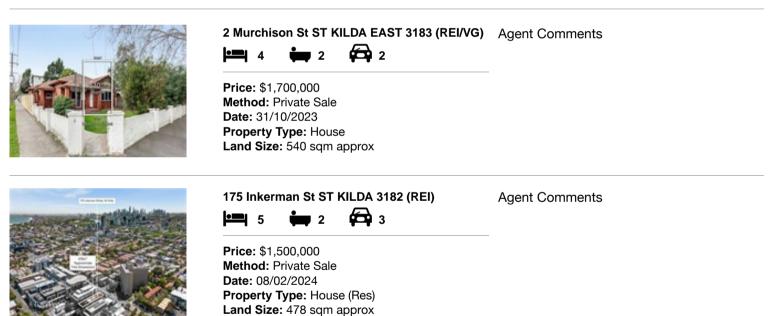




Property Type: House (Res) Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending December 2023: \$1,620,000

Comparable Properties



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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014

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