

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

6/152 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$627,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2023

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	13/11 Balaclava Rd ST KILDA EAST 3183	\$505,000	24/11/2023
2	19/350 Dandenong Rd ST KILDA EAST 3183	\$495,000	19/01/2024
3	6/4 Chomley St PRAHRAN 3181	\$490,000	06/02/2024

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:

17/02/2024 16:50



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1131 sqm approx

Agent Comments

Comparable Properties



13/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$505,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Apartment



19/350 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment



6/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment