

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	17/99 Alma Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$530,000

Median sale price

Median price	\$585,000	Hou	se	Unit	х		Suburb	St Kilda East
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	12/14 Westbury St ST KILDA EAST 3183	\$530,000	16/03/2019
2	3/32 Westbury St ST KILDA EAST 3183	\$520,000	23/03/2019
3	5/152 Alma Rd ST KILDA EAST 3183	\$501,000	01/04/2019

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.

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hockingstuart





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$530,000 Median Unit Price Year ending March 2019: \$585,000

Comparable Properties



12/14 Westbury St ST KILDA EAST 3183 (REI/VG)

KEI/VG)

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1



Price: \$530,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: Unit

Agent Comments

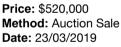


3/32 Westbury St ST KILDA EAST 3183 (REI)





Agent Comments



Rooms: -

Property Type: Apartment



5/152 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

1 65

Price: \$501,000

Method: Sold Before Auction

Date: 01/04/2019

Rooms: 3

Property Type: Apartment

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