

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

17/99 Alma Road, St Kilda East Vic 3183

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

House

Unit

X

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.

	Address 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.



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$530,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$520,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Apartment



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

Agent Comments

2
 1
 1

Price: \$501,000
Method: Sold Before Auction
Date: 01/04/2019
Rooms: 3
Property Type: Apartment