

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	43/87 Alma Road, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$440,000	&	\$484,000
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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	5/16 Robe St ST KILDA 3182	\$480,500	17/12/2018
2	311/7 Greeves St ST KILDA 3182	\$480,000	06/03/2019
3	2/176 Inkerman St ST KILDA EAST 3183	\$468,000	10/04/2019

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$484,000
Median Unit Price
Year ending March 2019: \$585,000

Comparable Properties



5/16 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$480,500
Method: Private Sale
Date: 17/12/2018
Rooms: -
Property Type: Apartment



311/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 06/03/2019
Rooms: -
Property Type: Apartment



2/176 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$468,000
Method: Sold Before Auction
Date: 10/04/2019
Rooms: -
Property Type: Apartment