

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

408/5 ALMA ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

305/2 CHAUCER STREET ST KILDA VIC 3182	\$500,000	27-Jun-24
11/13 ESPLANADE ST KILDA VIC 3182	\$495,000	04-May-24
101/95 WESTBURY STREET BALACLAVA VIC 3183	\$505,000	01-May-24

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 6 months.

This Statement of Information was prepared on: 29 August 2024

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305/2 CHAUCER STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$500,000** Sold Date **27-Jun-24**
 Distance **0.95km**

1 1 1



11/13 ESPLANADE ST KILDA VIC 3182 Sold Price ^{RS} **\$495,000**^{UN} Sold Date **04-May-24**
 Distance **0.98km**

1 1 1



101/95 WESTBURY STREET BALACLAVA VIC 3183 Sold Price ^{RS} **\$505,000** Sold Date **01-May-24**
 Distance **1.24km**

1 1 1

RS = Recent sale **UN** = Undisclosed Sale

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