

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

8/52 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/128 INKERMAN STREET ST KILDA VIC 3182	\$292,000	17-Aug-22
16/15 ACLAND STREET ST KILDA VIC 3182	\$300,000	11-Jul-22
4/53A TENNYSON STREET ELWOOD VIC 3184	\$307,500	26-Aug-22

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: 16 September 2022

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2/128 INKERMAN STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$292,000** ^{UN} Sold Date **17-Aug-22**

1 1 1

Distance **0.45km**



16/15 ACLAND STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **11-Jul-22**

1 1 1

Distance **1.19km**



4/53A TENNYSON STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$307,500** Sold Date **26-Aug-22**

1 1 1

Distance **1.92km**

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

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