

## 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 3/219 Alma Road, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$680,000

#### Median sale price

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 01/01/2017 to 31/12/2017 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 | 3 & 2/207 Orrong Rd ST KILDA EAST 3183 | \$660,000 | 15/08/2017   |
| 2 | 11/194 Alma Rd ST KILDA EAST 3183      | \$630,000 | 25/01/2018   |
| 3 | 2/82 Hotham St ST KILDA EAST 3183      | \$602,000 | 16/12/2017   |

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:** Flat  
**Agent Comments**

**Indicative Selling Price**

\$670,000 - \$680,000

**Median Unit Price**

Year ending December 2017: \$575,000

## Comparable Properties



**3 & 2/207 Orrong Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 15/08/2017

**Rooms:** 5

**Property Type:** Apartment



**11/194 Alma Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

2   
 1   
 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 25/01/2018

**Rooms:** 3

**Property Type:** Unit



**2/82 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$602,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Apartment