

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

8/194 Alma Road St Kilda East VIC 3183

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,300

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2020

to

30 Apr 2021

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

4/21 Lansdowne Road St Kilda East VIC 3183	\$865,000	10-Mar-21
6/21 Lansdowne Road St Kilda East VIC 3183	\$880,000	28-Feb-21
4/63 Hotham Street St Kilda East VIC 3183	\$813,000	27-Mar-21

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.~~

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4/21 Lansdowne Road St Kilda East VIC 3183 Sold Price **\$865,000** Sold Date **10-Mar-21**

2 1 1

Distance **0.04km**



6/21 Lansdowne Road St Kilda East VIC 3183 Sold Price **\$880,000** Sold Date **28-Feb-21**

2 1 1

Distance **0.04km**



4/63 Hotham Street St Kilda East VIC 3183 Sold Price ^{RS} **\$813,000** Sold Date **27-Mar-21**

2 2 1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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