

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

5/7 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$523,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2019

to

30/06/2019

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	10/22a Acland St ST KILDA 3182	\$405,000	22/06/2019
2	7/23 Acland St ST KILDA 3182	\$380,000	14/07/2019
3	2/318 Beaconsfield Pde ST KILDA WEST 3182	\$375,000	28/06/2019

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.~~

This Statement of Information was prepared on:

07/10/2019 11:14

Marcus Peters
03 9534 8014
0418 337 051

marcuspeters@whiting.com.au

Indicative Selling Price

\$395,000

Median Unit Price

June quarter 2019: \$523,500



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



10/22a Acland St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 22/06/2019

Property Type: Apartment



7/23 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 14/07/2019

Rooms: 3

Property Type: Apartment

Land Size: 426 sqm approx



2/318 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 28/06/2019

Property Type: Apartment