

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

2/47 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

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|---------------------------------------|-----------|-----------|
| 1/1 DUKE STREET ST KILDA VIC 3182 | \$400,000 | 28-Jun-24 |
| 1/263 DANDENONG ROAD PRAHRAN VIC 3181 | \$435,000 | 02-Sep-24 |
| 20/1 DUKE STREET ST KILDA VIC 3182 | \$415,000 | 10-Aug-24 |

OR

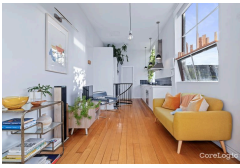
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 December 2024

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1/1 DUKE STREET ST KILDA VIC 3182

Sold Price **\$400,000** Sold Date **28-Jun-24**

1 1 1

Distance **0.72km**



1/263 DANDENONG ROAD PRAHRAN VIC 3181

Sold Price **\$435,000** Sold Date **02-Sep-24**

1 1 1

Distance **1.39km**



20/1 DUKE STREET ST KILDA VIC 3182

Sold Price **\$415,000** Sold Date **10-Aug-24**

1 1 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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