

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

6/223 Alma Road, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$670,000

Median sale price

Median price \$585,500

House

Unit

X

Suburb

St Kilda East

Period - From 01/04/2017

to

30/06/2017

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	16/8 Mooltan Av ST KILDA EAST 3183	\$686,100	17/05/2017
2	4/129 Alma Rd ST KILDA EAST 3183	\$661,000	19/08/2017
3	13/13 Lansdowne Rd ST KILDA EAST 3183	\$640,000	03/06/2017

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: Apartment

Agent Comments

Comparable Properties



16/8 Mooltan Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$686,100

Method: Sold Before Auction

Date: 17/05/2017

Rooms: -

Property Type: Apartment



4/129 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$661,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: Apartment



13/13 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: Apartment