

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 8/219-221 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$784,950

Median sale price

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

Period - From 01/01/2018 to 31/12/2018 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	1/5 Spring St PRAHRAN 3181	\$802,000	08/12/2018
2	2/84-86 Westbury St BALACLAVA 3183	\$795,000	03/10/2018
3	5/39a Balaclava Rd ST KILDA EAST 3183	\$780,000	19/10/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$784,950

Median Unit Price

Year ending December 2018: \$575,000

Comparable Properties



1/5 Spring St PRAHRAN 3181 (REI)

Agent Comments

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 1

Price: \$802,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 4

Property Type: Apartment



2/84-86 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$795,000

Method: Sold Before Auction

Date: 03/10/2018

Rooms: -

Property Type: Apartment



5/39a Balaclava Rd ST KILDA EAST 3183 (VG) **Agent Comments**

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Price: \$780,000

Method: Sale

Date: 19/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 999 sqm approx