

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	14/41-43 Alma Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000

Median sale price

Median price	\$556,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	5/39 Hotham St ST KILDA EAST 3183	\$587,500	23/10/2017
2	16/16 Lansdowne Rd ST KILDA EAST 3183	\$580,000	07/10/2017
3	8/24 Fulton St ST KILDA EAST 3183	\$550,000	14/10/2017

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.





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Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** September guarter 2017: \$556,000

Enter via Alma Place to discover this fabulous first floor apartment and be amazed by the space (88 m2), light and treetop aspects of each exceptional room. The excellent open plan living & dining area with a balcony enjoys a peaceful leafy aspect over Alma Place. Entertain in your well equipped kitchen boasting excellent storage, ample bench space, stainless steel appliances and a cosy breakfast bar. With 2 over sized double bedrooms, both with BIRs, a sparkling tiled bathroom with separate shower, bath and laundry facilities and separate WC at the end of the hallway, this home o

Comparable Properties



5/39 Hotham St ST KILDA EAST 3183 (REI)







Price: \$587,500 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



16/16 Lansdowne Rd ST KILDA EAST 3183

(REI)





Agent Comments

Price: \$580,000 Method: Auction Sale Date: 07/10/2017

Rooms: 4

Property Type: Apartment

8/24 Fulton St ST KILDA EAST 3183 (REI)









Price: \$550,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments