

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

14/41-43 Alma Road, St Kilda Vic 3182

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

House

Unit

X

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.

	Address 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.~~



 2
  1
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 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)

Agent Comments

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Price: \$587,500

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: Apartment



16/16 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$580,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: Apartment



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

Agent Comments

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Price: \$550,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment