## 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

1/68 Alma Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale pr	rice							
Median price	\$501,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	21/10/2018	to	20/10/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/260 St Kilda Rd ST KILDA 3182	\$490,000	21/09/2019
2	6/25 Vale St ST KILDA 3182	\$484,000	01/05/2019
3	12/31 Burnett St ST KILDA 3182	\$450,000	06/05/2019

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.

This Statement of Information was prepared on:

21/10/2019 16:54







**Property Type:** Apartment Agent Comments

95254166 0421410446 pmanczak@wilsonagents.com.au

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price 21/10/2018 - 20/10/2019: \$501,000

# **Comparable Properties**



5/260 St Kilda Rd ST KILDA 3182 (REI)



Price: \$490,000 Method: Auction Sale Date: 21/09/2019 Property Type: Apartment Agent Comments



6/25 Vale St ST KILDA 3182 (VG)

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Price: \$484,000 Method: Sale Date: 01/05/2019 Property Type: Strata Unit/Flat



12/31 Burnett St ST KILDA 3182 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 06/05/2019 Property Type: Apartment Agent Comments

Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



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.