

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 consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$501,000 Property Type Unit Suburb St Kilda

Period - From 21/10/2018 to 20/10/2019 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 | 5/260 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



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Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

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Price: \$490,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Apartment



6/25 Vale St ST KILDA 3182 (VG)

Agent Comments

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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)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 06/05/2019

Property Type: Apartment