

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

7/125 ALMA ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

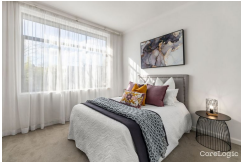
7/34 CHOMLEY STREET PRAHRAN VIC 3181	\$631,000	11-May-24
4/169 HOTHAM STREET BALACLAVA VIC 3183	\$635,000	17-Mar-24
3/16 MITFORD STREET ST KILDA VIC 3182	\$625,000	19-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 12 August 2024

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7/34 CHOMLEY STREET PRAHRAN VIC 3181

2 1 1

Sold Price **\$631,000** Sold Date **11-May-24**

Distance **0.98km**



4/169 HOTHAM STREET BALACLAVA VIC 3183

2 1 1

Sold Price **\$635,000** Sold Date **17-Mar-24**

Distance **1.45km**



3/16 MITFORD STREET ST KILDA VIC 3182

2 1 1

Sold Price ^{RS} **\$625,000** Sold Date **19-Jul-24**

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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