

## 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

2/47 ALMA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

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

20/1 DUKE STREET ST KILDA VIC 3182	\$415,000	10-Aug-24
4/6-8 CYRIL STREET ELWOOD VIC 3184	\$412,000	16-Oct-24
12/4 THE AVENUE WINDSOR VIC 3181	\$420,000	20-Nov-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.~~

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**20/1 DUKE STREET ST KILDA VIC 3182**

Sold Price **\$415,000** Sold Date **10-Aug-24**

1 1 1

Distance **0.72km**



**4/6-8 CYRIL STREET ELWOOD VIC 3184**

Sold Price **\$412,000** Sold Date **16-Oct-24**

1 1 1

Distance **1.84km**



**12/4 THE AVENUE WINDSOR VIC 3181**

Sold Price **\$420,000** Sold Date **20-Nov-24**

1 1 1

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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