

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

10/126 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2021

to

30 Nov 2022

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

6/217 DANDENONG ROAD WINDSOR VIC 3181	\$880,000	11-Jun-22
1/6 SOUTHEY COURT ELWOOD VIC 3184	\$841,500	12-Nov-22
2/128-140 CHAPEL STREET ST KILDA VIC 3182	\$855,500	18-Sep-22

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: 03 December 2022

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**6/217 DANDENONG ROAD
 WINDSOR VIC 3181**

2 1 1

Sold Price **\$880,000** Sold Date **11-Jun-22**

Distance **0.44km**



1/6 SOUTHEY COURT ELWOOD VIC 3184

2 1 -

Sold Price ^{RS} **\$841,500** Sold Date **12-Nov-22**

Distance **1.74km**



**2/128-140 CHAPEL STREET ST
 KILDA VIC 3182**

2 2 2

Sold Price ^{RS} **\$855,500** ^{UN} Sold Date **18-Sep-22**

Distance **1km**

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

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