

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

5/29 Alma Grove, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$630,000

Median sale price

Median price \$561,300

Property Type Unit

Suburb St Kilda

Period - From 01/07/2020

to

30/09/2020

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	12/16a Chapel St ST KILDA 3182	\$614,000	21/10/2020
2	8/55 Alexandra St ST KILDA EAST 3183	\$601,000	20/11/2020
3	13/78 Barkly St ST KILDA 3182	\$590,000	31/10/2020

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:

01/12/2020 14:39

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Rooms: 3
Property Type: Apartment
Land Size: 74 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
September quarter 2020: \$561,300

Comparable Properties



12/16a Chapel St ST KILDA 3182 (REI)

Agent Comments

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Price: \$614,000
Method: Private Sale
Date: 21/10/2020
Property Type: Apartment



8/55 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$601,000
Method: Sold Before Auction
Date: 20/11/2020
Property Type: Apartment



13/78 Barkly St ST KILDA 3182 (REI)

Agent Comments

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Price: \$590,000
Method: Auction Sale
Date: 31/10/2020
Property Type: Apartment