

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

207/25-29 ALMA ROAD ST KILDA VIC 3182

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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|---|-----------|-----------|
| 104/25-29 ALMA ROAD ST KILDA VIC 3182 | \$422,500 | 08-Dec-23 |
| 804/101 ST KILDA ROAD ST KILDA VIC 3182 | \$420,000 | 07-Feb-24 |
| 118/3-5 ST KILDA ROAD ST KILDA VIC 3182 | \$401,000 | 06-Feb-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: 19 February 2024

**104/25-29 ALMA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}**\$422,500**

Sold Date

08-Dec-23

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Distance

0.02km**804/101 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}**\$420,000**^{UN}

Sold Date

07-Feb-24

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Distance

0.2km**118/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}**\$401,000**^{UN}

Sold Date

06-Feb-24

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Distance

0.29km**RS** = Recent sale**UN** = Undisclosed Sale

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