

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

13/130 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2023

to

31 Oct 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

11/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$504,000	13-Jul-24
101/95 WESTBURY STREET BALACLAVA VIC 3183	\$505,000	01-May-24
9/26 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$545,000	22-Jun-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: 25 November 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



11/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183

1 1 1

Sold Price

^{RS} **\$504,000**

Sold Date

13-Jul-24

Distance

0.91km



101/95 WESTBURY STREET BALACLAVA VIC 3183

1 1 1

Sold Price

\$505,000

Sold Date

01-May-24

Distance

0.54km



9/26 HUGHENDEN ROAD ST KILDA EAST VIC 3183

1 1 -

Sold Price

\$545,000

Sold Date

22-Jun-24

Distance

1.04km

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

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