

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

404/5 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

2511/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$850,000	27-Nov-23
1/185 BARKLY STREET ST KILDA VIC 3182	\$885,000	22-Nov-23
705/163 FITZROY STREET ST KILDA VIC 3182	\$950,000	20-Mar-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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2511/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$850,000** Sold Date **27-Nov-23**

2 2 2

Distance **0.22km**



1/185 BARKLY STREET ST KILDA VIC 3182 Sold Price **\$885,000** Sold Date **22-Nov-23**

2 2 2

Distance **0.92km**



705/163 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **20-Mar-24**

2 2 -

Distance **0.36km**

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

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