

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

1/125 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,100

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2021

to

31 Jul 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

7/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$719,000	06-Jun-22
2/386 INKERMAN STREET ST KILDA EAST VIC 3183	\$687,500	26-Feb-22
10/37 MELBY AVENUE ST KILDA EAST VIC 3183	\$710,000	05-Jul-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: 01 August 2022

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



7/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price

^{RS} **\$719,000** ^{UN}

Sold Date

06-Jun-22

Distance

0.9km

2/386 INKERMAN STREET ST KILDA EAST VIC 3183

2 1 1

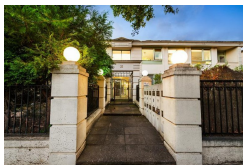
Sold Price

\$687,500

Sold Date

26-Feb-22

Distance

0.98km

10/37 MELBY AVENUE ST KILDA EAST VIC 3183

2 1 1

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

05-Jul-22

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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