

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

12/52 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

St Kilda

Period - From

20/11/2023

to

19/11/2024

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	32/87 Alma Rd ST KILDA 3182	\$330,000	21/09/2024
2	1/33 Charnwood Rd ST KILDA 3182	\$330,000	24/07/2024
3	7/52 Alma Rd ST KILDA 3182	\$295,000	27/05/2024

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:

20/11/2024 16:33



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$299,000

Median Unit Price

20/11/2023 - 19/11/2024: \$521,000

Comparable Properties



32/87 Alma Rd ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$330,000

Method: Private Sale

Date: 21/09/2024

Property Type: Unit



1/33 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$330,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment



7/52 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$295,000

Method: Private Sale

Date: 27/05/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372