### 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	

#### 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	Pro	operty Type U	nit		Suburb	St Kilda
Period - From 20/11/2023	to	19/11/2024	So	urce	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

Add	dress 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 comparableproperties 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









**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)

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**a** 1

Price: \$330,000 Method: Private Sale Date: 21/09/2024 Property Type: Unit **Agent Comments** 



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

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Agent Comments

Price: \$330,000 Method: Private Sale Date: 24/07/2024

Property Type: Apartment



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

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**Agent Comments** 

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





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