

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

9/52 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2023

to 30/09/2023

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	12/15 Cardigan St ST KILDA EAST 3183	\$321,000	26/09/2023
2	19/10 Mitford St ST KILDA 3182	\$320,000	25/07/2023
3	13/45 Alma Rd ST KILDA 3182	\$315,000	20/06/2023

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:

13/12/2023 15:47



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$270,000

Median Unit Price
September quarter 2023: \$525,000

Comparable Properties

12/15 Cardigan St ST KILDA EAST 3183 (REI) **Agent Comments**

1 1 1

Price: \$321,000
Method:
Date: 26/09/2023
Property Type: Apartment

19/10 Mitford St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$320,000
Method:
Date: 25/07/2023
Property Type: Apartment

13/45 Alma Rd ST KILDA 3182 (REI) **Agent Comments**

1 - -

Price: \$315,000
Method:
Date: 20/06/2023
Property Type: House

Account - Cayzer | P: 03 9699 5999



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