

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

1/126 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2023

to

30 Apr 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

5/117 WESTBURY STREET BALACLAVA VIC 3183	\$933,000	03-Dec-23
9/305 DANDENONG ROAD PRAHRAN VIC 3181	\$980,000	19-Mar-24
129 HOTHAM STREET BALACLAVA VIC 3183	\$950,000	07-Apr-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.~~

This Statement of Information was prepared on: 31 May 2024

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**5/117 WESTBURY STREET
 BALACLAVA VIC 3183**

3 1 1

Sold Price **\$933,000** Sold Date **03-Dec-23**

Distance **0.66km**



**9/305 DANDENONG ROAD
 PRAHRAN VIC 3181**

2 1 -

Sold Price **\$980,000** Sold Date **19-Mar-24**

Distance **0.91km**



**129 HOTHAM STREET BALACLAVA
 VIC 3183**

2 2 1

Sold Price ^{RS} **\$950,000** Sold Date **07-Apr-24**

Distance **1.15km**

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

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