

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

2/87 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

\$240,000

&

\$264,000

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

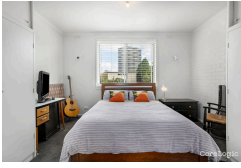
8/17 CHARNWOOD ROAD ST KILDA VIC 3182	\$275,000	23-Jan-24
32/4 WANDO GROVE ST KILDA EAST VIC 3183	\$220,000	27-Jan-24
2/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$295,000	19-Mar-24

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: 09 May 2024

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**8/17 CHARNWOOD ROAD ST
 KILDA VIC 3182**

1 1 1

Sold Price ^{RS} **\$275,000** ^{UN} Sold Date **23-Jan-24**

Distance **0.58km**



**32/4 WANDO GROVE ST KILDA
 EAST VIC 3183**

1 1 1

Sold Price **\$220,000** Sold Date **27-Jan-24**

Distance **1.44km**



**2/5-9 FULTON STREET ST KILDA
 EAST VIC 3183**

1 1 -

Sold Price ^{RS} **\$295,000** Sold Date **19-Mar-24**

Distance **0.54km**

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

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