Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Occilon 47A	or the Estate A	gents Act 1900
Property offered for sale					
Address Including suburb and postcode	4/106 Alexandra Street, St Kilda East Vic 3183				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$375,000 &		&	\$405,000		
Median sale price*					
Median price Property Type Sub				Suburb St Kilda Eas	st
Period - From to Source					
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 5/43 Grandview Gr PRAHRAN 3181				\$400,000	09/05/2024
2 2/2 Marriott St ST KILDA 3182				\$399,990	15/02/2024
3 7/36 Westbury St ST KILDA EAST 3183				\$390,000	07/03/2024
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: 23/05/2024 09:48					
* When this Statement of Information was prepared, publicly available information providing median sale					



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$375,000 - \$405,000 No median price available

Comparable Properties



5/43 Grandview Gr PRAHRAN 3181 (REI)



Price: \$400,000 Method: Private Sale

Date: 09/05/2024 Property Type: Apartment **Agent Comments**



2/2 Marriott St ST KILDA 3182 (VG)

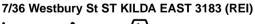




Price: \$399,990 Method: Sale Date: 15/02/2024

Property Type: Strata Flat - Single OYO Flat

Agent Comments









Price: \$390.000 Method: Private Sale Date: 07/03/2024

Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



