Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address Including suburb and postcode	5/41-43 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between	\$495,000	&	\$540,000
١	•	1	•

Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	16/11 Fulton St ST KILDA EAST 3183	\$539,000	02/04/2024
2	10/226 Inkerman St ST KILDA EAST 3183	\$530,000	25/02/2024
3	26/16a Chapel St ST KILDA 3182	\$522,000	27/02/2024

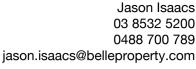
OR

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:	27/05/2024 15:12
--	------------------







Indicative Selling Price \$495,000 - \$540,000 **Median Unit Price** Year ending March 2024: \$530,000



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



16/11 Fulton St ST KILDA EAST 3183 (REI/VG) Agent Comments

Price: \$539,000 Method: Private Sale Date: 02/04/2024

Property Type: Apartment



10/226 Inkerman St ST KILDA EAST 3183

(REI/VG)

Price: \$530,000 Method: Auction Sale Date: 25/02/2024

Property Type: Apartment

Agent Comments



26/16a Chapel St ST KILDA 3182 (REI)

Price: \$522.000

Method: Sold Before Auction

Date: 27/02/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



