

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

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

Median sale price

Median price \$530,000 Property Type Unit 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 | 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 comparable properties 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

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending March 2024: \$530,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

2 1 1

Price: \$539,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment



10/226 Inkerman St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 25/02/2024

Property Type: Apartment



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

2 1 1

Price: \$522,000

Method: Sold Before Auction

Date: 27/02/2024

Property Type: Apartment

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