

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 5/42 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$536,500 Property Type Unit Suburb St Kilda East

Period - From 01/01/2024 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 | 10/331 Orrong Rd ST KILDA EAST 3183 | \$740,000 | 28/05/2024 |
| 2 | 4/1 Hughenden Rd ST KILDA EAST 3183 | \$730,000 | 10/06/2024 |
| 3 | 11/16 Charnwood Rd ST KILDA 3182 | \$689,000 | 27/05/2024 |

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: 24/06/2024 08:37



3 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
March quarter 2024: \$536,500

Comparable Properties



10/331 Orrong Rd ST KILDA EAST 3183 (REI) **Agent Comments**

2 2 1

Price: \$740,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment



4/1 Hughenden Rd ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$730,000
Method: Private Sale
Date: 10/06/2024
Property Type: Apartment



11/16 Charnwood Rd ST KILDA 3182 (REI) **Agent Comments**

2 1 1

Price: \$689,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388