Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/152 Alma Road, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$460,000		&		\$500,000			
Median sale pr	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10/28 Fulton St ST KILDA EAST 3183	\$510,000	07/10/2023
2	2/22-24 Charnwood Rd ST KILDA 3182	\$501,000	12/10/2023
3	3/17 Herbert St ST KILDA 3182	\$492,500	24/10/2023

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:

02/11/2023 11:31









Property Type: Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price Year ending September 2023: \$530,000

Comparable Properties



10/28 Fulton St ST KILDA EAST 3183 (REI)

2/22-24 Charnwood Rd ST KILDA 3182 (REI)

6.



Price: \$510,000 Method: Sold Before Auction Date: 07/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$501,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment

2

3/17 Herbert St ST KILDA 3182 (REI)

1



Agent Comments



Price: \$492,500 Method: Private Sale Date: 24/10/2023 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

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