

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 6/212 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$675,000 & \$735,000

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	2/14 Sebastopol St CAULFIELD NORTH 3161	\$797,500	10/05/2024
2	12/311 Carlisle St BALACLAVA 3183	\$760,000	31/01/2024
3	4/71 Westbury St ST KILDA EAST 3183	\$735,000	20/12/2023

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: 11/06/2024 15:16



Property Type: Apartment

Agent Comments

Comparable Properties



2/14 Sebastopol St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$797,500

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Apartment



12/311 Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment



4/71 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment