## 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 6/29 Alma Grove, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$520,000		&		\$550,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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	15/20 Cardigan St ST KILDA EAST 3183	\$532,500	14/02/2024
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:

01/07/2024 13:42









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$520,000 - \$550,000 Median Unit Price Year ending March 2024: \$530,000

# **Comparable Properties**



15/20 Cardigan St ST KILDA EAST 3183 (REI/VG)



Price: \$532,500 Method: Private Sale Date: 14/02/2024 Property Type: Apartment Agent Comments

Agent Comments



10/226 Inkerman St ST KILDA EAST 3183 (REI/VG) 2 1 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

Price: \$522,000 Method: Sold Before Auction Date: 27/02/2024 Property Type: Apartment

#### Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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