

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 6/59 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$295,000 & \$320,000

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 | 6/58 Lansdowne Rd ST KILDA EAST 3183 | \$300,000 | 22/02/2024 |
| 2 | 14/130 Alexandra St ST KILDA EAST 3183 | \$310,000 | 16/03/2024 |
| 3 | 6/6 Cardigan St ST KILDA EAST 3183 | \$317,500 | 05/04/2024 |

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: 16/04/2024 12:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

March quarter 2024: \$536,500

Comparable Properties



6/58 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$300,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



14/130 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$310,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



6/6 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$317,500

Method: Private Sale

Date: 05/04/2024

Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700