

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

7/101 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$700,000 & \$750,000

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	7/16 Charnwood Rd ST KILDA 3182	\$748,000	02/03/2024
2	2/3 Eildon Ct ST KILDA 3182	\$745,000	25/11/2023
3	3 Kent St WINDSOR 3181	\$720,000	17/04/2024

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:

24/05/2024 09:51

Michael Martin
03 9591 0602
0478 011 216

mmartin@rtedgar.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

March quarter 2024: \$536,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/16 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$748,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment



2/3 Eildon Ct ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$745,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit



3 Kent St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$720,000

Method: Sold Before Auction

Date: 17/04/2024

Property Type: Apartment

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805