

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

7/52 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$555,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/12/2023 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	2/94 Grosvenor St BALACLAVA 3183	\$308,000	25/01/2024
2	14/50 Carlisle St ST KILDA 3182	\$305,000	05/01/2024
3	14/36 Waterloo Cr ST KILDA 3182	\$290,000	10/01/2024

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:

02/02/2024 15:25



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

Year ending December 2023: \$555,000

Comparable Properties



2/94 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 1
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  1

Price: \$308,000

Method: Private Sale

Date: 25/01/2024

Property Type: Apartment



14/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

 1
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Price: \$305,000

Method: Private Sale

Date: 05/01/2024

Property Type: Apartment



14/36 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

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  1
  -

Price: \$290,000

Method: Private Sale

Date: 10/01/2024

Property Type: Apartment

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