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 9/52 Alma Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$270,000								
Median sale p	rice								
Median price	\$525,000	Pro	operty Type Unit	:		Suburb	St Kilda		
Period - From	01/07/2023	to	30/09/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	12/15 Cardigan St ST KILDA EAST 3183	\$321,000	26/09/2023
2	19/10 Mitford St ST KILDA 3182	\$320,000	25/07/2023
3	13/45 Alma Rd ST KILDA 3182	\$315,000	20/06/2023

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:

13/12/2023 15:47



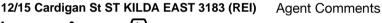






Property Type: Apartment Agent Comments Indicative Selling Price \$270,000 Median Unit Price September quarter 2023: \$525,000

Comparable Properties





Price: \$321,000 Method: Date: 26/09/2023 Property Type: Apartment

19/10 Mitford St ST KILDA 3182 (REI)

Agent Comments



Price: \$320,000 Method: Date: 25/07/2023 Property Type: Apartment

13/45 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$315,000 Method: Date: 20/06/2023 Property Type: House

Account - Cayzer | P: 03 9699 5999



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