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	12/40 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $622,500 Property Type Unit Suburb St Kilda East

Period - From 01/01/2022 to 31/12/2022 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	2/2 Dickens St ELWOOD 3184	$592,000	16/03/2023
2	2/310 Dandenong Rd ST KILDA EAST 3183	$535,000	04/03/2023
3	4/31 Nelson St BALACLAVA 3183	$525,000	27/02/2023

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: 20/03/2023 10:07

12/40 Alexandra Street, St Kilda East Vic 3183



2 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$490,000 - $539,000
Median Unit Price
Year ending December 2022: $622,500

Comparable Properties



2/2 Dickens St ELWOOD 3184 (REI)

2 1 1

Price: $592,000
Method: Private Sale
Date: 16/03/2023
Property Type: Apartment

Agent Comments



2/310 Dandenong Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $535,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Unit

Agent Comments



4/31 Nelson St BALACLAVA 3183 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 27/02/2023
Property Type: Apartment

Agent Comments

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

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