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	12/52 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Single price $270,000

Median sale price

Median price $550,000 Property Type Unit Suburb St Kilda

Period - From 29/06/2021 to 28/06/2022 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	109/153b High St PRAHRAN 3181	$275,000	20/04/2022
2	6/250 Dandenong Rd ST KILDA EAST 3183	$270,000	09/06/2022
3	17/79 Alma Rd ST KILDA 3182	$264,000	23/04/2022

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: 29/06/2022 08:51

12/52 Alma Road, St Kilda Vic 3182



1 - -

Rooms: 2
Property Type: Unit
Land Size: 518.31 sqm approx

Agent Comments

Indicative Selling Price
$270,000
Median Unit Price
29/06/2021 - 28/06/2022: $550,000

Comparable Properties



109/153b High St PRAHRAN 3181 (VG)

1 - -

Price: $275,000
Method: Sale
Date: 20/04/2022
Property Type: Strata Unit/Flat

Agent Comments



6/250 Dandenong Rd ST KILDA EAST 3183 (REI)

1 1 1

Price: $270,000
Method: Auction Sale
Date: 09/06/2022
Property Type: Apartment

Agent Comments



17/79 Alma Rd ST KILDA 3182 (REI/VG)

1 1 1

Price: $264,000
Method: Private Sale
Date: 23/04/2022
Property Type: Unit

Agent Comments

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

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