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<br>Including suburb and postcode | 2/27 Alma Grove, St Kilda Vic 3182 |

## Indicative selling price

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

Range between $490,000 & $530,000

## Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 30/09/2021 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 | 2/68 Alma Rd ST KILDA 3182 | $525,000 | 22/05/2021 |
| 2 | 5/9 Lambeth Pl ST KILDA 3182 | $512,000 | 05/08/2021 |
| 3 | 503/163-169 Inkerman St ST KILDA 3182 | $490,000 | 20/10/2021 |

**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: 17/11/2021 12:53

# 2/27 Alma Grove, St Kilda Vic 3182



2 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$490,000 - $530,000
**Median Unit Price**
Year ending September 2021: $580,000

## Comparable Properties



**2/68 Alma Rd ST KILDA 3182 (REI/VG)**

2 1 1

**Price:** $525,000
**Method:** Private Sale
**Date:** 22/05/2021
**Property Type:** Apartment

Agent Comments



**5/9 Lambeth Pl ST KILDA 3182 (REI/VG)**

2 1 1

**Price:** $512,000
**Method:** Sold Before Auction
**Date:** 05/08/2021
**Property Type:** Apartment

Agent Comments



**503/163-169 Inkerman St ST KILDA 3182 (REI)**

2 1 1

**Price:** $490,000
**Method:** Private Sale
**Date:** 20/10/2021
**Property Type:** Apartment

Agent Comments

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

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