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	4/212 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price $607,600 Property Type Unit Suburb St Kilda East

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	1/13 Hughenden Rd ST KILDA EAST 3183	$930,000	06/11/2021
2	8/194 Alma Rd ST KILDA EAST 3183	$885,000	26/06/2021
3	5/38 Westbury St ST KILDA EAST 3183	$880,000	31/10/2021

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: 11/11/2021 19:15

4/212 Alma Road, St Kilda East Vic 3183



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $920,000
Median Unit Price
Year ending September 2021: $607,600

Comparable Properties



1/13 Hughenden Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $930,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Unit

Agent Comments



8/194 Alma Rd ST KILDA EAST 3183 (REI/VG)

3 1 2

Price: $885,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment

Agent Comments



5/38 Westbury St ST KILDA EAST 3183 (REI)

2 1 1

Price: $880,000
Method: Auction Sale
Date: 31/10/2021
Rooms: 4
Property Type: Apartment

Agent Comments

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

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