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	2/74 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $750,000 & $800,000

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	10/126 Alma Rd ST KILDA EAST 3183	$800,000	03/12/2022
2	2/84 Westbury St BALACLAVA 3183	$790,000	12/10/2022
3			

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: 07/02/2023 09:56

2/74 Alexandra Street, St Kilda East Vic 3183



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending December 2022: $622,500

Comparable Properties



10/126 Alma Rd ST KILDA EAST 3183 (REI)

3 1 1

Price: $800,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Apartment

Agent Comments



2/84 Westbury St BALACLAVA 3183 (VG)

3 - -

Price: $790,000
Method: Sale
Date: 12/10/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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.

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

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