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	4/45 Alexandra Street, St Kilda East, VIC 3183

Indicative selling price

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

Single price		or range between	$370,000	&	$400,000

Median sale price

Median price	$595,000	Property type	Unit	Suburb	ST KILDA EAST
Period - From	21/11/2021	to	20/11/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/46 Alexandra Street St Kilda East Vic 3183	$430,000	2022-11-17
2	6/209 Brighton Road Elwood Vic 3184	$408,000	2022-11-15
3	9/378 Dandenong Road Caulfield North Vic 3161	$382,000	2022-11-12

This Statement of Information was prepared on: 21/11/2022

CONSUMER AFFAIRS VICTORIA