Gary Peer

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	101/190 Alma Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$699,500

Median sale price

Median price	$536,500	Property type	Unit	Suburb	St Kilda East
Period - From	01/01/2024	to	31/03/2024	Source	REIV

Comparable property sales

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
103/7 Kooyong Rd ARMADALE 3143	$725,000	25/06/2024
7/35 Wattletree Rd ARMADALE 3143	$710,000	22/05/2024
103/190 Alma Road ST KILDA EAST 3183	$830,000	26/06/2024

This Statement of Information was prepared on: 19/09/2024