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	7/41 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Single price $595,000

Median sale price

Median price $561,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2022 to 31/03/2022 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	9/41 Alma Rd ST KILDA 3182	$610,000	24/03/2022
2	2/19 Avoca Av ELWOOD 3184	$610,000	29/03/2022
3	3/16 Mitford St ST KILDA 3182	$592,000	26/05/2022

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: 09/06/2022 14:18

7/41 Alma Road, St Kilda Vic 3182

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2 1 1

Rooms: 3
Property Type: Apartment
Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
March quarter 2022: $561,000

Comparable Properties



9/41 Alma Rd ST KILDA 3182 (VG)

2 - -

Price: $610,000
Method: Sale
Date: 24/03/2022
Property Type: Strata Flat - Single OYO Flat

Agent Comments



2/19 Avoca Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $610,000
Method: Private Sale
Date: 29/03/2022
Property Type: Apartment

Agent Comments



3/16 Mitford St ST KILDA 3182 (REI)

2 1 1

Price: $592,000
Method: Sold Before Auction
Date: 26/05/2022
Property Type: Unit

Agent Comments

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