

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

14/79 ALMA ROAD ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

13/50 CARLISLE STREET ST KILDA VIC 3182	\$315,000	13-Apr-23
17/17 ELLESMERE ROAD WINDSOR VIC 3181	\$330,000	19-Jan-23
8/130 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$295,000	17-May-23

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 6 months.~~

This Statement of Information was prepared on: 15 June 2023



13/50 CARLISLE STREET ST KILDA VIC 3182 Sold Price **\$315,000** Sold Date **13-Apr-23**

 1
  1
  1

Distance **0.88km**



17/17 ELLESMERE ROAD WINDSOR VIC 3181 Sold Price **\$330,000** Sold Date **19-Jan-23**

 1
  1
  1

Distance **1.03km**



8/130 ALEXANDRA STREET ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$295,000** Sold Date **17-May-23**

 1
  1
  1

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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