

## 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

209/25-29 Alma Road St Kilda VIC 3182

### Indicative selling price

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

Single Price

\$645,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2019

to

30 Nov 2020

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

63/151 Fitzroy Street St Kilda VIC 3182	\$680,000	28-Nov-20
401/152 Peel Street Windsor VIC 3181	\$653,000	13-Aug-20
506/1A Peel Street Windsor VIC 3181	\$630,000	14-Dec-20

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.~~

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Tyne Zenner  
 M 0422643820  
 E tynezenner@mcgrath.com.au



**63/151 Fitzroy Street St Kilda VIC 3182**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **28-Nov-20**

2 1 1

Distance **0.55km**



**401/152 Peel Street Windsor VIC 3181**

Sold Price

**\$653,000**

Sold Date **13-Aug-20**

2 2 1

Distance **0.7km**



**506/1A Peel Street Windsor VIC 3181**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **14-Dec-20**

2 2 2

Distance **0.71km**

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

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