

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

12/66 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 2019

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

9/101 Alma Road St Kilda East VIC 3183	\$590,000	30-Mar-19
12/154 Alma Road St Kilda East VIC 3183	\$588,000	17-Aug-19
12/33 Hotham Street St Kilda East VIC 3183	\$602,250	08-Jul-19

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: 18 September 2019



9/101 Alma Road St Kilda East VIC 3183 Sold Price **\$590,000** Sold Date **30-Mar-19**
 Distance **0.48km**

2 1 1



12/154 Alma Road St Kilda East VIC 3183 Sold Price **\$588,000** Sold Date **17-Aug-19**
 Distance **0.97km**

2 1 2



12/33 Hotham Street St Kilda East VIC 3183 Sold Price **\$602,250** Sold Date **08-Jul-19**
 Distance **0.99km**

2 1 1

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

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