

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 71B 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 \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,470,000 Property type House Suburb St Kilda

Period - From 27/11/2022 to 27/11/2023 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 2/16 Hughenden Road, ST KILDA EAST	\$1,024,000	07/09/2023
2. 1/60a Westbury Road, ST KILDA	\$1,150,000	17/06/2023
3. 3/18 Murchison Street, ST KILDA EAST	\$1,159,000	18/11/2023

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: 14/12/2023