

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 49/87 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$585,000 House Unit X Suburb St Kilda East

Period - From 01/04/2018 to 31/03/2019 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	13/14 Newry St WINDSOR 3181	\$510,000	11/04/2019
2	4/32 The Avenue WINDSOR 3181	\$510,000	03/04/2019
3	5/152 Alma Rd ST KILDA EAST 3183	\$501,000	01/04/2019

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.

49/87 Alma Road, St Kilda East Vic 3183

GREG HOCKING
HOLDSWORTH

Peter Zervas

03 8644 5500

0405 682 173

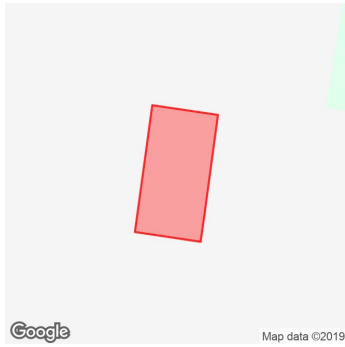
pzervas@greghocking.com.au

Indicative Selling Price

\$490,000

Median Unit Price

Year ending March 2019: \$585,000



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



13/14 Newry St WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 11/04/2019

Rooms: -

Property Type: Apartment



4/32 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000

Method: Sold Before Auction

Date: 03/04/2019

Rooms: 3

Property Type: Apartment



5/152 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$501,000

Method: Sold Before Auction

Date: 01/04/2019

Rooms: 3

Property Type: Apartment