

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	13/45 Alma Road, St Kilda Vic 3182
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb

Period - From  to  Source

**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	22/87 Alma Rd ST KILDA EAST 3183	\$307,000	05/08/2017
2	6/100 Westbury St ST KILDA EAST 3183	\$300,000	13/08/2017
3	50/6-8 Glen Eira Rd RIPPONLEA 3185	\$286,000	14/08/2017

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.~~



1   1   1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$285,000 - \$310,000  
**Median Unit Price**  
June quarter 2017: \$518,750

## Comparable Properties



**22/87 Alma Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$307,000  
**Method:** Private Sale  
**Date:** 05/08/2017  
**Rooms:** 1  
**Property Type:** Apartment



**6/100 Westbury St ST KILDA EAST 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$300,000  
**Method:** Sold After Auction  
**Date:** 13/08/2017  
**Rooms:** 2  
**Property Type:** Apartment



**50/6-8 Glen Eira Rd RIPPONLEA 3185 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$286,000  
**Method:** Private Sale  
**Date:** 14/08/2017  
**Rooms:** -  
**Property Type:** Apartment