

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

1/205 ALMA ROAD ST KILDA EAST VIC 3183

Indicative selling price

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

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2023

to

29 Feb 2024

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

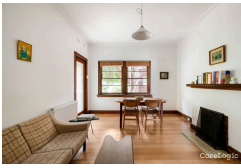
| | | |
|---|-----------|-----------|
| 4/205 ALMA ROAD ST KILDA EAST VIC 3183 | \$750,000 | 11-Nov-23 |
| 8/32 HOTHAM STREET ST KILDA EAST VIC 3183 | \$777,000 | 30-Nov-23 |
| 4/12-14 CHOMLEY STREET PRAHRAN VIC 3181 | \$760,000 | 01-Mar-24 |

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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Shannon O'Sullivan
 M 0456029622
 E ShannonO'Sullivan@mcgrath.com.au



4/205 ALMA ROAD ST KILDA EAST VIC 3183 Sold Price **\$750,000** Sold Date **11-Nov-23**

2 1 1

Distance **0.03km**



8/32 HOTHAM STREET ST KILDA EAST VIC 3183 Sold Price **\$777,000** Sold Date **30-Nov-23**

2 1 1

Distance **0.42km**



4/12-14 CHOMLEY STREET PRAHRAN VIC 3181 Sold Price ^{RS} **\$760,000** Sold Date **01-Mar-24**

2 1 -

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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