

Statement of Information

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 9/124 Alexandra Street, ST KILDA EAST, VIC, 3183

Indicative selling price

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

Single price \$ or range between \$ 480,000 & \$ 500,000

Median sale price

Median price \$ 583,750 House Unit Suburb ST KILDA EAST

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
126 CHAPEL STREET, ST KILDA VIC 3182	\$ 375,000	29/11/2018
51 KOORYONG ROAD, ARMADALE VIC 3143	\$ 337,500	23/12/2018
356 CARLISLE STREET, BALACLAVA VIC 3183	\$ 435,000	28/01/2019