

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

210/25-29 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 2023

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

404/25-29 ALMA ROAD ST KILDA VIC 3182	\$570,000	17-Nov-23
602/25-29 ALMA ROAD ST KILDA VIC 3182	\$560,000	19-Oct-23
304/13 WELLINGTON STREET ST KILDA VIC 3182	\$610,000	25-Sep-23

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.

This Statement of Information was prepared on: 20 December 2023



**404/25-29 ALMA ROAD ST KILDA
VIC 3182**

 2  2  1

Sold Price

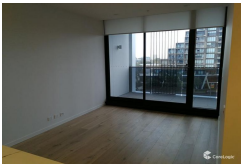
^{RS} **\$570,000**

Sold Date

17-Nov-23

Distance

0km



**602/25-29 ALMA ROAD ST KILDA
VIC 3182**

 2  2  1

Sold Price

\$560,000

Sold Date

19-Oct-23

Distance

0km



**304/13 WELLINGTON STREET ST
KILDA VIC 3182**

 2  2  1

Sold Price

\$610,000

Sold Date

25-Sep-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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