

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 4/49 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,300,000 & \$1,395,000

Median sale price

Median price \$1,730,000 Property Type House Suburb St Kilda East

Period - From 19/04/2021 to 18/04/2022 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	31 Nightingale St BALACLAVA 3183	\$1,375,000	02/04/2022
2	2/648 Inkerman Rd CAULFIELD NORTH 3161	\$1,360,000	27/02/2022
3	4/30 The Avenue WINDSOR 3181	\$1,355,000	26/02/2022

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.~~

This Statement of Information was prepared on: 19/04/2022 17:06

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Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,395,000
Median House Price
19/04/2021 - 18/04/2022: \$1,730,000

Comparable Properties



31 Nightingale St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)



2/648 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,360,000
Method: Auction Sale
Date: 27/02/2022
Property Type: Unit



4/30 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit

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