

# 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

210/3 Greeves Street, St Kilda Vic 3182

### Indicative selling price

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

Range between \$430,000 & \$460,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda

Period - From 21/06/2020 to 20/06/2021 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	1209/83 Queens Rd MELBOURNE 3004	\$441,000	19/05/2021
2	5/82 Grosvenor St BALACLAVA 3183	\$430,000	13/05/2021
3	7/38 Brighton Rd BALACLAVA 3183	\$460,000	12/05/2021

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:

21/06/2021 13:36



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

21/06/2020 - 20/06/2021: \$570,000

## Comparable Properties



**1209/83 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$441,000

**Method:** Private Sale

**Date:** 19/05/2021

**Property Type:** Apartment



**5/82 Grosvenor St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Sold Before Auction

**Date:** 13/05/2021

**Rooms:** 2

**Property Type:** Apartment



**7/38 Brighton Rd BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 12/05/2021

**Property Type:** Apartment