

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

8/58 Grey Street 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/13 Loch Street St Kilda West VIC 3182	\$780,000	27-Mar-21
8/1 Greville Street Prahran VIC 3181	\$780,000	20-Feb-21
3/6 Broadway Elwood VIC 3184	\$770,000	16-Jul-21

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: 27 September 2021

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2/13 Loch Street St Kilda West VIC 3182

Sold Price

\$780,000

Sold Date

27-Mar-21

2

1

-

Distance

0.5km



8/1 Greville Street Prahran VIC 3181

Sold Price

Sold Date

20-Feb-21

2

1

1

Distance

1.56km



3/6 Broadway Elwood VIC 3184

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date

16-Jul-21

2

1

1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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