

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

30/127-131 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

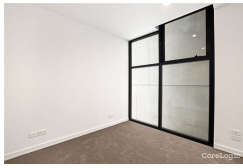
Date of sale

305/111-113 INKERMAN STREET ST KILDA VIC 3182	\$330,000	15-Jul-24
10/93 ARGYLE STREET ST KILDA VIC 3182	\$320,000	20-Jun-24
512/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$305,000	08-Jul-24

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: 29 July 2024


305/111-113 INKERMAN STREET ST KILDA VIC 3182
 1  1  1

Sold Price

^{RS} **\$330,000**

Sold Date

15-Jul-24

Distance

0.49km

10/93 ARGYLE STREET ST KILDA VIC 3182
 1  1  1

Sold Price

^{RS} **\$320,000**

Sold Date

20-Jun-24

Distance

0.66km

512/181-185 ST KILDA ROAD ST KILDA VIC 3182
 1  1  1

Sold Price

^{RS} **\$305,000** ^{UN}

Sold Date

08-Jul-24

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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