

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

7/68 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2019

to

31 Jul 2020

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

4/11-17 Park Street St Kilda West VIC 3182	\$425,000	20-Feb-20
29/72-74 Carlisle Street St Kilda VIC 3182	\$440,000	09-Jul-20

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: 05 August 2020



**4/11-17 Park Street St Kilda West
VIC 3182**

 2  1  1

Sold Price

\$425,000

Sold Date **20-Feb-20**

Distance

0.6km



**29/72-74 Carlisle Street St Kilda
VIC 3182**

 2  1  1

Sold Price

^{RS} **\$440,000**

Sold Date **09-Jul-20**

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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