## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/81 Grey Street, St Kilda Vic 3182

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |                  |    |      |        |          |  |  |  |
|--|-------------|-----|------------------|----|------|--------|----------|--|--|--|
| Single pric  | e \$550,000 |     |                  |    |      |        |          |  |  |  |
| Median sale price  |             |     |                  |    |      |        |          |  |  |  |
| Median price   | \$557,500   | Pro | operty Type Unit | :  |      | Suburb | St Kilda |  |  |  |
| Period - From  | 01/07/2019  | to  | 30/06/2020       | So | urce | 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.

| Add | lress of comparable property     | Price     | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1   | 10/64 Alma Rd ST KILDA 3182      | \$556,000 | 29/03/2020   |
| 2   | 9/53 Chapel St ST KILDA 3182     | \$535,000 | 22/06/2020   |
| 3   | 8/146 Alma Rd ST KILDA EAST 3183 | \$530,000 | 07/07/2020   |

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:

01/08/2020 10:45









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 Median Unit Price Year ending June 2020: \$557,500

# **Comparable Properties**



10/64 Alma Rd ST KILDA 3182 (REI/VG)



Price: \$556,000 Method: Auction Sale Date: 29/03/2020 Rooms: 3 Property Type: Apartment Agent Comments



9/53 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$535,000 Method: Private Sale Date: 22/06/2020 Property Type: Apartment

8/146 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$530,000 Method: Private Sale Date: 07/07/2020

Rooms: 3 Property Type: Apartment Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.