

# 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

301/7 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)

Single price

\$469,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2019

to

31/12/2019

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	4/350 Beaconsfield Pde ST KILDA WEST 3182	\$475,000	16/10/2019
2	607/3-5 St Kilda Rd ST KILDA 3182	\$470,000	04/11/2019
3	117/27-31 Herbert St ST KILDA 3182	\$457,000	20/11/2019

**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:

15/04/2020 09:51

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**Indicative Selling Price**

\$469,000

**Median Unit Price**

Year ending December 2019: \$540,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/350 Beaconsfield Pde ST KILDA WEST 3182** Agent Comments  
(REI/VG)

1 1 1

**Price:** \$475,000

**Method:** Sold Before Auction

**Date:** 16/10/2019

**Property Type:** Apartment



**607/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)** Agent Comments

1 1 1

**Price:** \$470,000

**Method:** Sale by Tender

**Date:** 04/11/2019

**Property Type:** Apartment



**117/27-31 Herbert St ST KILDA 3182 (REI/VG)** Agent Comments

1 1 1

**Price:** \$457,000

**Method:** Private Sale

**Date:** 20/11/2019

**Rooms:** 2

**Property Type:** Apartment