

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 403C/3 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$420,000 & \$450,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$530,000 \*House \*Unit X Suburb St Kilda

Period - From 01/07/2018 to 30/09/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
414/163-167 Inkerman Street St Kilda Vic 3182	\$458,000	24/10/2018
206/126 Chapel Street St Kilda Vic 3182	\$420,500	15/08/2018
9/26 Wellington Street St Kilda Vic 3182	\$445,000	11/09/2018