

# 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 303/16-18 Grey 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 \$395,000

### Median sale price

Median price \$595,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

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	408A/33 Inkerman St ST KILDA 3182	\$406,000	22/02/2020
2	114/12-14 Dickens St ELWOOD 3184	\$396,000	09/11/2019
3	411/196 St Kilda Rd ST KILDA 3182	\$380,000	11/02/2020

**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:

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**Property Type:** Subdivided Flat -  
Single OYO Flat

Agent Comments

**Indicative Selling Price**

\$395,000

**Median Unit Price**

December quarter 2019: \$595,500

## Comparable Properties



408A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments



**Price:** \$406,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Rooms:** 2

**Property Type:** Apartment



114/12-14 Dickens St ELWOOD 3184 (VG)

Agent Comments



**Price:** \$396,000

**Method:** Sale

**Date:** 09/11/2019

**Property Type:** Strata Unit/Flat

411/196 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



**Price:** \$380,000

**Method:** Sale

**Date:** 11/02/2020

**Property Type:** Strata Unit/Flat