

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

33/92 Grey Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$260,000

&

\$285,000

Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2019

to

30/09/2019

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.

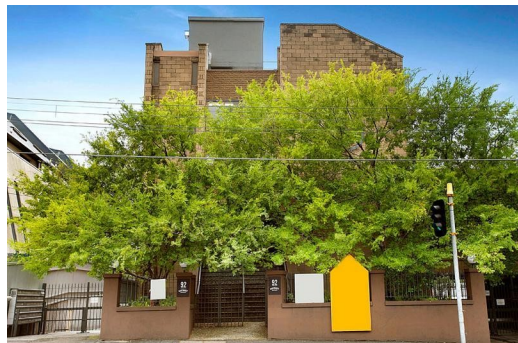
	Address of comparable property	Price	Date of sale
1	6/85 Grosvenor St BALACLAVA 3183	\$282,500	08/10/2019
2	214/363 Beaconsfield Pde ST KILDA WEST 3182	\$282,000	09/10/2019
3	206/363 Beaconsfield Pde ST KILDA WEST 3182	\$265,000	21/11/2019

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:

17/01/2020 16:15



Rooms: 1
Property Type: Studio
Land Size: 27 sqm approx
Agent Comments

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Indicative Selling Price
\$260,000 - \$285,000
Median Unit Price
September quarter 2019: \$487,500

Comparable Properties



6/85 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$282,500
Method: Private Sale
Date: 08/10/2019
Property Type: Apartment



214/363 Beaconsfield Pde ST KILDA WEST 3182 (VG)

Agent Comments



Price: \$282,000
Method: Sale
Date: 09/10/2019
Property Type: Strata Unit/Flat



206/363 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 21/11/2019
Rooms: 2
Property Type: Apartment
Land Size: 3039 sqm approx