

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

3/58 Grey Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$829,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

8/22 Milton Street Elwood VIC 3184	\$821,000	11-Dec-20
83/108 Greville Street Prahran VIC 3181	\$830,000	13-Mar-21

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 6 months.

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8/22 Milton Street Elwood VIC 3184 Sold Price **\$821,000** Sold Date **11-Dec-20**

2 1 1

Distance **1.54km**



83/108 Greville Street Prahran VIC 3181 Sold Price ^{RS} **\$830,000** Sold Date **13-Mar-21**

2 1 1

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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