

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

47/92 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$204,500

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2018

to

31/03/2019

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	7/254 Dandenong Rd ST KILDA EAST 3183	\$216,500	09/05/2019
2	9/42 Waterloo Cr ST KILDA 3182	\$203,521	02/05/2019
3	32/92 Grey St ST KILDA 3182	\$190,000	03/04/2019

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.



Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$204,500
Median Unit Price
Year ending March 2019: \$520,000

Comparable Properties



7/254 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$216,500
Method: Sold Before Auction
Date: 09/05/2019
Rooms: -
Property Type: Apartment



9/42 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$203,521
Method: Private Sale
Date: 02/05/2019
Rooms: 2
Property Type: Studio Apartment



32/92 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 03/04/2019
Rooms: -
Property Type: Flat