

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

14/58 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

or range
between

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/50 DALGETY STREET ST KILDA VIC 3182	\$552,500	13-Dec-23
5/3 MEREDITH STREET ELWOOD VIC 3184	\$593,000	11-Nov-23
3/1 CYRIL STREET ELWOOD VIC 3184	\$565,000	02-Apr-24

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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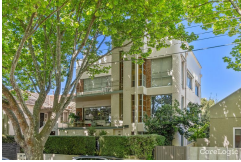


**6/50 DALGETY STREET ST KILDA
 VIC 3182**

Sold Price **\$552,500** Sold Date **13-Dec-23**

1 1 -

Distance **0.3km**



**5/3 MEREDITH STREET ELWOOD
 VIC 3184**

Sold Price **\$593,000** Sold Date **11-Nov-23**

1 1 -

Distance **1.79km**



**3/1 CYRIL STREET ELWOOD VIC
 3184**

Sold Price ^{RS} **\$565,000** Sold Date **02-Apr-24**

1 1 -

Distance **1.99km**

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

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