

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

11/76-80 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$593,250

Property Type Unit

Suburb St Kilda

Period - From 01/10/2020

to 31/12/2020

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	16/76-80 Grey St ST KILDA 3182	\$665,000	11/02/2021
2	31/16a Chapel St ST KILDA 3182	\$632,500	17/11/2020
3	7/15 Burnett St ST KILDA 3182	\$608,000	07/12/2020

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:

03/03/2021 16:22

11/76-80 Grey Street, St Kilda Vic 3182

THE AGENCY

Brendan Walker

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2020: \$593,250



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



16/76-80 Grey St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$665,000

Method: Sold Before Auction

Date: 11/02/2021

Property Type: Apartment



31/16a Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$632,500

Method: Private Sale

Date: 17/11/2020

Property Type: Apartment

Land Size: 2062 sqm approx



7/15 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$608,000

Method: Private Sale

Date: 07/12/2020

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388