Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 307e/5 Greeves Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$570,000						

Median sale price

Median price	\$595,500	Pro	operty Type Unit		Suburb	St Kilda
Period - From	01/10/2019	to	31/12/2019	Source	e 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.

Add	dress of comparable property	Price	Date of sale
1	4/14 Mitford St ST KILDA 3182	\$570,000	14/03/2020
2	201/3 Raglan St ST KILDA EAST 3183	\$570,000	26/10/2019
3	59/632 St Kilda Rd MELBOURNE 3004	\$570,000	30/10/2019

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:

15/04/2020 09:13









Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 Median Unit Price December quarter 2019: \$595,500

Comparable Properties

4/14 Mitford St ST KILDA 3182 (REI)



Price: \$570,000 Method: Auction Sale Date: 14/03/2020 Property Type: Apartment Agent Comments



Price: \$570,000 Method: Auction Sale

1

Date: 26/10/2019 Property Type: Apartment

2

59/632 St Kilda Rd MELBOURNE 3004 (VG)

201/3 Ragian St ST KILDA EAST 3183 (REI/VG) Agent Comments

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Agent Comments



Price: \$570,000 Method: Sale Date: 30/10/2019 Property Type: Strata Unit/Flat

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.