

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

8/98 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

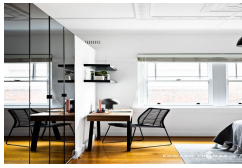
6/28 MITFORD STREET ST KILDA VIC 3182	\$630,000	30-Jul-22
9/41 EILDON ROAD ST KILDA VIC 3182	\$650,000	06-Sep-22
8/44 FITZROY STREET ST KILDA VIC 3182	\$595,000	25-Jul-22

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.~~

This Statement of Information was prepared on: 18 November 2022

Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**6/28 MITFORD STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$630,000**

Sold Date

30-Jul-22

2 1 -

Distance

0.99km



**9/41 EILDON ROAD ST KILDA VIC
3182**

Sold Price

\$650,000

Sold Date

06-Sep-22

2 1 -

Distance

0.37km



**8/44 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$595,000

Sold Date

25-Jul-22

2 1 -

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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