

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

23/82 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$200,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2022

to

31/03/2023

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	46/92 Grey St ST KILDA 3182	\$200,000	09/02/2023
2	19/239 Canterbury Rd ST KILDA 3182	\$180,000	20/04/2023
3	23/25 Redan St ST KILDA 3182	\$160,000	11/03/2023

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:

03/05/2023 16:04



Property Type: Studio Apartment
Agent Comments

Indicative Selling Price
\$200,000

Median Unit Price
Year ending March 2023: \$535,000

Comparable Properties



46/92 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 09/02/2023
Property Type: Studio Apartment



19/239 Canterbury Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 20/04/2023
Property Type: Studio Apartment

23/25 Redan St ST KILDA 3182 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 11/03/2023
Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300