

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

23/127-131 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,250

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2021

to

30 Nov 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

202/7 GREEVES STREET ST KILDA VIC 3182	\$452,500	12-Jul-22
108/173-177 BARKLY STREET ST KILDA VIC 3182	\$475,000	29-Jun-22
6/64 FITZROY STREET ST KILDA VIC 3182	\$435,000	03-Dec-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: 17 December 2022


**202/7 GREEVES STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$452,500** ^{UN}

Sold Date

12-Jul-22
 2  1  1

Distance

0.19km

**108/173-177 BARKLY STREET ST
KILDA VIC 3182**

Sold Price

^{RS} **\$475,000**

Sold Date

29-Jun-22
 2  1  1

Distance

0.37km

**6/64 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$435,000**

Sold Date

03-Dec-22
 2  1  1

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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