

## 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

205/5 Greeves Street, St Kilda Vic 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$635,000

## Median sale price

Median price \$555,000

House

Unit

X

Suburb St Kilda

Period - From 01/07/2017

to 30/06/2018

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 | 109/181 Fitzroy St ST KILDA 3182 | \$640,000 | 06/04/2018   |
| 2 | 305/5 Greeves St ST KILDA 3182   | \$620,000 | 21/09/2018   |
| 3 | 804/25 Alma Rd ST KILDA 3182     | \$610,000 | 17/07/2018   |

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.~~



2 2 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**109/181 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 06/04/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 2146 sqm approx



**305/5 Greeves St ST KILDA 3182 (REI)**

**Agent Comments**

3 2 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 21/09/2018

**Rooms:** -

**Property Type:** Apartment



**804/25 Alma Rd ST KILDA 3182 (REI)**

**Agent Comments**

2 2 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 17/07/2018

**Rooms:** -

**Property Type:** Apartment