

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	305/5 Greeves Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$625,000

Median sale price

Median price	\$577,000	Hou	se	Unit	х	Suburb	St Kilda
Period - From	01/01/2018	to	31/03/2018		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 1 213/138 Glen Eira Rd ELSTERNWICK 3185 \$630,000 21/05/2018 2 18/33 Hotham St ST KILDA EAST 3183 \$620,000 04/06/2018 3 112/181 Fitzroy St ST KILDA 3182 \$615,000 05/06/2018

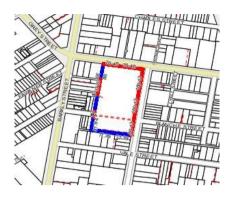
OR

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.











Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$625,000 **Median Unit Price** March quarter 2018: \$577,000

Comparable Properties



213/138 Glen Eira Rd ELSTERNWICK 3185

(REI)

-







Price: \$630,000 Method: Private Sale Date: 21/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

18/33 Hotham St ST KILDA EAST 3183 (REI)











Method: Sold Before Auction

Date: 04/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



112/181 Fitzroy St ST KILDA 3182 (REI)







Price: \$615,000 Method: Private Sale Date: 05/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

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