

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

305/5 Greeves Street, St Kilda Vic 3182

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

House

Unit

X

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)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 21/05/2018
Rooms: -
Property Type: Apartment



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

Agent Comments



Price: \$620,000
Method: Sold Before Auction
Date: 04/06/2018
Rooms: -
Property Type: Apartment



112/181 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 05/06/2018
Rooms: -
Property Type: Apartment