# 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

202/18 Grey Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$865,000		&		\$950,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2021	to	31/03/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	20/185 Barkly St ST KILDA 3182	\$950,000	27/03/2021
2	604/3-7 Alma Rd ST KILDA 3182	\$900,000	15/01/2021
3	19/352 Canterbury Rd ST KILDA 3182	\$850,000	04/12/2020

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:

13/05/2021 14:18









**Property Type:** Agent Comments Indicative Selling Price \$865,000 - \$950,000 Median Unit Price March quarter 2021: \$575,000

# **Comparable Properties**



20/185 Barkly St ST KILDA 3182 (REI)



Price: \$950,000 Method: Auction Sale Date: 27/03/2021 Property Type: Apartment Agent Comments



604/3-7 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$900,000 Method: Private Sale Date: 15/01/2021 Property Type: Apartment

19/352 Canterbury Rd ST KILDA 3182 (VG)



Agent Comments



Price: \$850,000 Method: Sale Date: 04/12/2020 Property Type: Subdivided Flat - Single OYO Flat

### Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.