Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/58 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	\$800,000		&		\$880,000				
Median sale price									
Median price	\$515,000	Pro	operty Type	Unit			Suburb	St Kilda	
Period - From	01/01/2023	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/10a Mitford St ST KILDA 3182	\$878,000	13/02/2023
2	6/75 Park St ST KILDA WEST 3182	\$820,000	18/05/2023
3			

OR

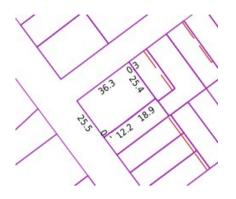
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/06/2023 13:38



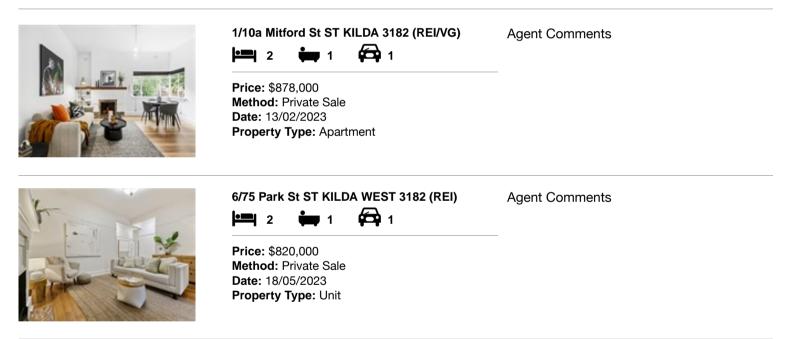






Rooms: 4 Property Type: House Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price March quarter 2023: \$515,000

Comparable Properties



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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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