

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

507C/3 GREEVES STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

316/135 INKERMAN STREET ST KILDA VIC 3182	560000	08-Jun-23
407/40-44 PAKINGTON STREET ST KILDA VIC 3182	540000	23-Jun-23
2/29 CHARNWOOD ROAD ST KILDA VIC 3182	555000	28-Apr-23

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 6 months.

This Statement of Information was prepared on: 29 July 2023

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**316/135 INKERMAN STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **560000** Sold Date **08-Jun-23**

Distance **0.43km**



**407/40-44 PAKINGTON STREET
 ST KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **540000**^{UN} Sold Date **23-Jun-23**

Distance **0.5km**



**2/29 CHARNWOOD ROAD ST
 KILDA VIC 3182**

2 1 1

Sold Price **555000** Sold Date **28-Apr-23**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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