

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

21/92 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2024

to

30/09/2024

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	6/6-8 Cyril St ELWOOD 3184	\$245,000	10/08/2024
2			
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:

31/10/2024 09:48

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Indicative Selling Price

\$250,000

Median Unit Price

September quarter 2024: \$520,000



1 1 1

Property Type: Studio Apartment
Agent Comments

Comparable Properties



6/6-8 Cyril St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$245,000
Method: Sold Before Auction
Date: 10/08/2024
Property Type: Apartment

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.