

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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2022

to

31 May 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

409F/7 GREEVES STREET ST KILDA VIC 3182	\$500,000	23-Jan-23
308/173-177 BARKLY STREET ST KILDA VIC 3182	\$530,000	14-Feb-23
316/135 INKERMAN STREET ST KILDA VIC 3182	\$560,000	08-Jun-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 June 2023

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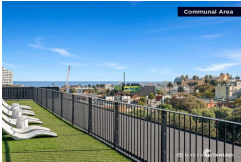


**409F/7 GREEVES STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$500,000** Sold Date **23-Jan-23**

Distance **0km**



**308/173-177 BARKLY STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$530,000** Sold Date **14-Feb-23**

Distance **0.31km**



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

2 1 1

Sold Price ^{RS} **\$560,000** Sold Date **08-Jun-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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