

## 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

14/58 GREY STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 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

8/17 CHARNWOOD GROVE ST KILDA VIC 3182	\$610,000	16-Oct-23
1/20-22 LOCH STREET ST KILDA WEST VIC 3182	\$690,000	17-Aug-23
17/3 COWDEROY STREET ST KILDA WEST VIC 3182	\$622,000	09-Sep-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: 09 November 2023

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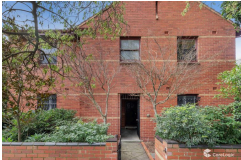


**8/17 CHARNWOOD GROVE ST  
 KILDA VIC 3182**

1 1 -

Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **16-Oct-23**

Distance **0.54km**



**1/20-22 LOCH STREET ST KILDA  
 WEST VIC 3182**

1 1 1

Sold Price <sup>RS</sup> **\$690,000** Sold Date **17-Aug-23**

Distance **0.64km**



**17/3 COWDEROY STREET ST  
 KILDA WEST VIC 3182**

1 1 -

Sold Price **\$622,000** Sold Date **09-Sep-23**

Distance **0.98km**

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

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