

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

7/98 GREY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 2024

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

17/76-80 GREY STREET ST KILDA VIC 3182	\$610,000	15-Apr-24
8/44 FITZROY STREET ST KILDA VIC 3182	\$595,000	04-Apr-24
12/5 HERBERT STREET ST KILDA VIC 3182	\$620,000	24-Nov-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: 30 April 2024

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**17/76-80 GREY STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date **15-Apr-24**

Distance **0.16km**



**8/44 FITZROY STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price

^{RS} **\$595,000**

Sold Date **04-Apr-24**

Distance **0.62km**



**12/5 HERBERT STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date **24-Nov-23**

Distance **0.81km**



**18/23-25 CHARNWOOD ROAD ST
 KILDA VIC 3182**

2 1 -

Sold Price

^{RS} **\$600,000**

Sold Date **18-Dec-23**

Distance **0.68km**

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

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