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	6/36 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	$449,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	St Kilda
Period-from	01 May 2021	to	30 Apr 2022	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
12/167 FITZROY STREET ST KILDA VIC 3182	$438,000	26-Mar-22
8/352 CANTERBURY ROAD ST KILDA VIC 3182	$445,000	05-May-22
10/52 FITZROY STREET ST KILDA VIC 3182	$400,000	13-Dec-21

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 May 2022

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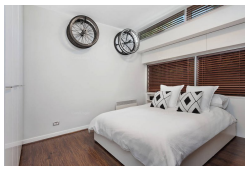


12/167 FITZROY STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$438,000** Sold Date **26-Mar-22**

Distance **0.28km**



8/352 CANTERBURY ROAD ST KILDA VIC 3182

1 1 1

Sold Price RS **$445,000** Sold Date **05-May-22**

Distance **0.32km**



10/52 FITZROY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$400,000** Sold Date **13-Dec-21**

Distance **0.25km**

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

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