

# 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

202/7 Greeves 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)

Range between \$470,000 & \$500,000

### Median sale price

Median price \$561,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2022 to 31/03/2022 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	308/126 Chapel St ST KILDA 3182	\$540,000	11/05/2022
2	8/46 Greeves St ST KILDA 3182	\$520,000	22/03/2022
3	209/3 Greeves St ST KILDA 3182	\$510,000	15/12/2021

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:

24/05/2022 14:33

Matthew Grima  
9832 1167  
0403 438 601

matthew.grima@marshallwhite.com.au

**Indicative Selling Price**

\$470,000 - \$500,000

**Median Unit Price**

March quarter 2022: \$561,000



**Property Type:**

Agent Comments

## Comparable Properties



**308/126 Chapel St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 11/05/2022

**Rooms:** 3

**Property Type:** Apartment



**8/46 Greeves St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 22/03/2022

**Property Type:** Unit



**209/3 Greeves St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 15/12/2021

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897