

### 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

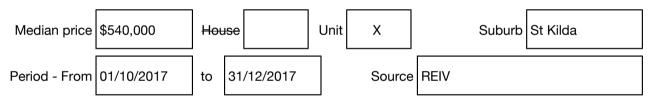
303/129 Fitzroy Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$385,000

#### Median sale price



#### 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	22/145 Fitzroy St ST KILDA 3182	\$412,500	31/10/2017
2	6/59 Carlisle St ST KILDA 3182	\$397,500	09/12/2017
3	14/12 Fitzroy St ST KILDA 3182	\$380,000	20/09/2017

#### 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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$385,000 Median Unit Price December quarter 2017: \$540,000

## **Comparable Properties**







Price: \$412,500 Method: Sale Date: 31/10/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

6/59 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

Agent Comments



Price: \$397,500 Method: Auction Sale Date: 09/12/2017 Rooms: 2 Property Type: Apartment

14/12 Fitzroy St ST KILDA 3182 (REI/VG)



Price: \$380,000 Method: Sold After Auction Date: 20/09/2017 Rooms: 2

Property Type: Apartment

Agent Comments

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