

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

Median price

\$540,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2017

to

31/12/2017

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 | 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.



Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

December quarter 2017: \$540,000

Comparable Properties



22/145 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



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



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



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

Agent Comments



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