

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

21/52 Fitzroy 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2021

to

31 Mar 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

10/52 Fitzroy Street St Kilda VIC 3182	\$400,000	13-Dec-21
26/151 Fitzroy Street St Kilda VIC 3182	\$450,000	18-Nov-18
5/12 Fitzroy Street St Kilda VIC 3182	\$430,000	24-Jan-22

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.~~

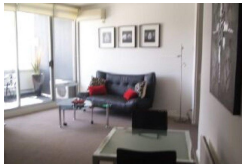
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**10/52 Fitzroy Street St Kilda VIC 3182**

Sold Price

\$400,000

Sold Date

13-Dec-21

1

1

1

Distance

-

**26/151 Fitzroy Street St Kilda VIC 3182**

Sold Price

\$450,000

Sold Date

18-Nov-18

1

1

1

Distance

0.25km**5/12 Fitzroy Street St Kilda VIC 3182**

Sold Price

\$430,000

Sold Date

24-Jan-22

1

1

1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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