

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

19/193 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2019

to

30/06/2020

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	224/163 Fitzroy St ST KILDA 3182	\$385,500	08/05/2020
2	17/3 Herbert St ST KILDA 3182	\$369,000	17/02/2020
3	7/11 Chapel St ST KILDA 3182	\$360,000	23/04/2020

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:

24/07/2020 11:19



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000

Median Unit Price

Year ending June 2020: \$557,500

Comparable Properties



224/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$385,500

Method: Private Sale

Date: 08/05/2020

Property Type: Apartment



17/3 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$369,000

Method: Private Sale

Date: 17/02/2020

Property Type: Apartment



7/11 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Sold Before Auction

Date: 23/04/2020

Property Type: Apartment