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

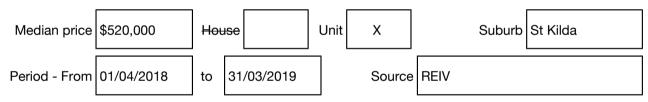
ss 1/64 Fitzroy Street, St Kilda Vic 3182 nd de

Indicative selling price

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

Range between	\$600,000	&	\$640,000	1

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	516/15 Clifton St PRAHRAN 3181	\$630,000	01/02/2019
2	505/83 Queens Rd MELBOURNE 3004	\$615,000	04/04/2019
3	7/167 Fitzroy St ST KILDA 3182	\$600,000	13/02/2019

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.

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95254086		

propertydata

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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 \$600,000 - \$640,000 **Median Unit Price** Year ending March 2019: \$520,000

Comparable Properties



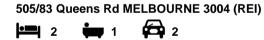
516/15 Clifton St PRAHRAN 3181 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 01/02/2019 Rooms: -Property Type: Apartment

Agent Comments

Agent Comments





Price: \$615,000 Method: Private Sale Date: 04/04/2019 Rooms: -Property Type: Apartment

7/167 Fitzroy St ST KILDA 3182 (REI/VG)



Agent Comments



Price: \$600.000 Method: Private Sale Date: 13/02/2019 Rooms: -Property Type: Apartment

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