

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	2/64 Fitzroy Street, St Kilda Vic 3182
Including suburb and	• •
postcode	

Indicative selling price

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

Range between	\$430,000	&	\$450,000

Median sale price

Median price	\$539,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	9/26 Wellington St ST KILDA 3182	\$445,000	11/09/2018
2	6/50 Fitzroy St ST KILDA 3182	\$441,000	31/08/2018
3	203/181 Fitzroy St ST KILDA 3182	\$419,000	12/06/2018

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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Rooms:

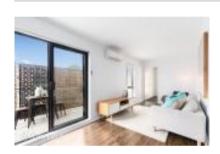
Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$430,000 - \$450,000 **Median Unit Price** June quarter 2018: \$539,000

Comparable Properties



9/26 Wellington St ST KILDA 3182 (REI)





Price: \$445,000

Method: Sold After Auction

Date: 11/09/2018

Rooms: 3

Property Type: Apartment

Agent Comments



6/50 Fitzroy St ST KILDA 3182 (REI)







Price: \$441,000

Method: Sold Before Auction

Date: 31/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



203/181 Fitzroy St ST KILDA 3182 (REI/VG)





Price: \$419.000 Method: Private Sale Date: 12/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

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