

## 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	208/129 Fitzroy Street, St Kilda Vic 3182
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$250,000	&	\$275,000
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#### Median sale price

Median price	\$523,500	House		Unit	X	Suburb	St Kilda
Period - From	01/04/2019	to	30/06/2019	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	51/64 Fitzroy St ST KILDA 3182	\$283,000	26/02/2019
2	403/129 Fitzroy St ST KILDA 3182	\$280,000	29/05/2019
3	923/572 St Kilda Rd MELBOURNE 3004	\$250,000	19/04/2019

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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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$250,000 - \$275,000  
**Median Unit Price**  
 June quarter 2019: \$523,500

## Comparable Properties



**51/64 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$283,000  
**Method:** Private Sale  
**Date:** 26/02/2019  
**Rooms:** 2  
**Property Type:** Apartment



**403/129 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**923/572 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**

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**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 19/04/2019  
**Rooms:** 3  
**Property Type:** Apartment