

golde@wilsonagents.com.au

03 9525 4166 0402 251 450

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

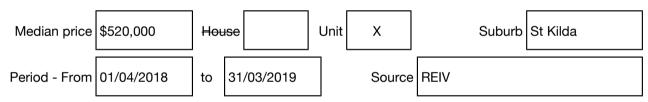
ss |13/50 Fitzroy Street, St Kilda Vic 3182 nd de

## Indicative selling price

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

Range between	\$460,000	&	\$506,000	

#### 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	3/8 Mitford St ST KILDA 3182	\$513,372	12/02/2019
2	311F/7 Greeves St ST KILDA 3182	\$480,000	06/03/2019
3	2/176 Inkerman St ST KILDA EAST 3183	\$468,000	10/04/2019

#### 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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

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: Unit Agent Comments 03 9525 4166 0402 251 450 golde@wilsonagents.com.au

Indicative Selling Price \$460,000 - \$506,000 Median Unit Price Year ending March 2019: \$520,000

# **Comparable Properties**



3/8 Mitford St ST KILDA 3182 (REI/VG)

311F/7 Greeves St ST KILDA 3182 (REI/VG)

**6** 1



Price: \$513,372 Method: Private Sale Date: 12/02/2019 Rooms: 3 Property Type: Apartment

2

Agent Comments



Price: \$480,000 Method: Private Sale Date: 06/03/2019 Rooms: -Property Type: Apartment Land Size: 12317 sqm approx



2/176 Inkerman St ST KILDA EAST 3183 (REI/VG)



Price: \$468,000 Method: Sold Before Auction Date: 10/04/2019 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

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REIV 🗧 🗧 propertydata

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