

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

13/50 Fitzroy Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000

&

\$506,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2018

to

31/03/2019

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	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.



 2  -  0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$513,372

Method: Private Sale

Date: 12/02/2019

Rooms: 3

Property Type: Apartment



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

Agent Comments

 2  1  1

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)

Agent Comments

 2  1  -

Price: \$468,000

Method: Sold Before Auction

Date: 10/04/2019

Rooms: -

Property Type: Apartment