

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 509/163 Fitzroy Street, St Kilda, VIC 3182

Indicative selling price

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

Price Range \$295,000 & \$324,500

Median sale price

Median price \$510,000 Property Type Unit Suburb St Kilda (3182)

Period - From 01/07/2023 to 30/06/2024 Source Corelogic

Comparable property sales

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
603/81 QUEENS ROAD, MELBOURNE VIC 3004	\$310,000	23/01/2024
301/78 INKERMAN STREET, ST KILDA VIC 3182	\$328,000	15/06/2024
405/109 INKERMAN STREET, ST KILDA VIC 3182	\$307,000	25/06/2024

This Statement of Information was prepared on: 08/07/2024