### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/38 Fitzroy Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	au/underquot	ting					
Single price	e \$310,000									
Median sale price										
Median price	\$520,000	Pro	perty Type Ur	nit		Suburb	St Kilda			
Period - From	01/07/2024	to	30/09/2024	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	11/23 Irwell St ST KILDA 3182	\$305,000	23/12/2024
2	306/15 Clifton St PRAHRAN 3181	\$302,000	13/12/2024
3	10/34 Crimea St ST KILDA 3182	\$305,000	26/08/2024

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.

This Statement of Information was prepared on:

31/12/2024 11:41



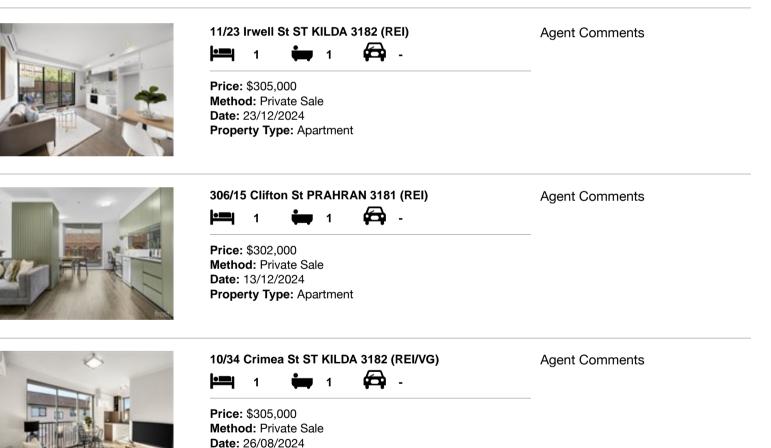
# **Dingle Partners**





Property Type: Apartment Agent Comments Indicative Selling Price \$310,000 Median Unit Price September quarter 2024: \$520,000

## **Comparable Properties**



#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

Property Type: Unit



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