

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

6/38 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2024

to 30/09/2024

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	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



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$310,000

Median Unit Price
 September quarter 2024: \$520,000

Comparable Properties



11/23 Irwell St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  -

Price: \$305,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment



306/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 1
  1
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Price: \$302,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



10/34 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$305,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit

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



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