

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

3/50 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$760,000

&

\$800,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2018

to

30/09/2019

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 | 47/151 Fitzroy St ST KILDA 3182 | \$800,000 | 22/06/2019 |
| 2 | 3/16-20 York St ST KILDA WEST 3182 | \$780,000 | 31/08/2019 |
| 3 | | | |

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:

22/10/2019 16:25

3/50 Fitzroy Street, St Kilda Vic 3182



Rochelle Lamers

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Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

Year ending September 2019: \$500,000



Property Type: Apartment

Agent Comments

Comparable Properties



47/151 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Apartment



3/16-20 York St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment

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.

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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.