

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

8/44 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

18/23-25 CHARNWOOD ROAD ST KILDA VIC 3182	\$600,000	18-Dec-23
2/17-25 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$600,000	31-Oct-23
407/181 FITZROY STREET ST KILDA VIC 3182	\$625,000	25-Oct-23

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 6 months.

This Statement of Information was prepared on: 12 March 2024

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**18/23-25 CHARNWOOD ROAD ST
 KILDA VIC 3182**

2 1 -

Sold Price

^{RS} **\$600,000**

Sold Date

18-Dec-23

Distance

0.93km



**2/17-25 CHARNWOOD CRESCENT
 ST KILDA VIC 3182**

2 1 1

Sold Price

Sold Date

31-Oct-23

Distance

0.9km



**407/181 FITZROY STREET ST
 KILDA VIC 3182**

2 1 -

Sold Price

\$625,000

Sold Date

25-Oct-23

Distance

0.52km

RS = Recent sale UN = Undisclosed Sale

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