

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

2/50 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

6/149 FITZROY STREET ST KILDA VIC 3182	\$595,000	14-Oct-22
32/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$592,000	18-Nov-22
71/197 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$605,000	22-Oct-22

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: 29 November 2022



**6/149 FITZROY STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date

14-Oct-22

Distance

0.24km



**32/333 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 1  1  1

Sold Price

^{RS} **\$592,000** ^{UN}

Sold Date

18-Nov-22

Distance

0.66km



**71/197 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

 1  1  1

Sold Price

^{RS} **\$605,000**

Sold Date

22-Oct-22

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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