

Dannie Corr  
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## 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 25/145 Fitzroy Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$420,000

#### Median sale price

Median price \$520,000 House Unit X Suburb St Kilda

Period - From 01/04/2018 to 31/03/2019 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 7/1-2 The Esplanade ST KILDA 3182	\$471,000	11/05/2019
2 7/3 Wimbledon Av ELWOOD 3184	\$442,000	02/03/2019
3 7/10 Acland St ST KILDA 3182	\$416,000	31/01/2019

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.

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**Indicative Selling Price**  
\$420,000

**Median Unit Price**  
Year ending March 2019: \$520,000



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**7/1-2 The Esplanade ST KILDA 3182 (REI)**



**Agent Comments**

Superior as it has a car space and water glimpses

**Price:** \$471,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** 2  
**Property Type:** Apartment



**7/3 Wimbledon Av ELWOOD 3184 (REI/VG)**



**Agent Comments**

**Price:** \$442,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**7/10 Acland St ST KILDA 3182 (REI)**



**Agent Comments**

**Price:** \$416,000  
**Method:** Sold Before Auction  
**Date:** 31/01/2019  
**Rooms:** -  
**Property Type:** Apartment