

Claudio Perruzza
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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

4/12 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

St Kilda

Period - From

01/01/2019

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	6/25 Vale St ST KILDA 3182	\$484,000	01/05/2019
2	311F/7 Greeves St ST KILDA 3182	\$480,000	06/03/2019
3	2/176 Inkerman St ST KILDA EAST 3183	\$468,000	10/04/2019

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.



2
 1
 1

Rooms: 3
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$450,000 - \$490,000
Median Unit Price
 March quarter 2019: \$495,000

Comparable Properties



6/25 Vale St ST KILDA 3182 (VG)

Agent Comments

2
 -
 -

Price: \$484,000
Method: Sale
Date: 01/05/2019
Rooms: -
Property Type: Strata Unit/Flat



311F/7 Greeves St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$480,000
Method: Private Sale
Date: 06/03/2019
Rooms: -
Property Type: Apartment
Land Size: 12317 sqm approx



2/176 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2
 1
 -

Price: \$468,000
Method: Sold Before Auction
Date: 10/04/2019
Rooms: -
Property Type: Apartment