

# 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

37/64 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)

Range between \$680,000

&

\$740,000

### Median sale price

Median price \$570,000

Property Type Unit

Suburb St Kilda

Period - From 30/09/2020

to

29/09/2021

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	412/181 Fitzroy St ST KILDA 3182	\$742,500	07/05/2021
2	412/181 Fitzroy St ST KILDA 3182	\$712,800	07/05/2021
3	6/47 Acland St ST KILDA 3182	\$683,000	07/08/2021

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:

30/09/2021 13:54



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**Property Type:** Subdivided Flat - Single OYO Flat

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

30/09/2020 - 29/09/2021: \$570,000

## Comparable Properties



**412/181 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments

2 1 2

**Price:** \$742,500

**Method:** Private Sale

**Date:** 07/05/2021

**Property Type:** Apartment



**412/181 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments

2 - -

**Price:** \$712,800

**Method:** Sale

**Date:** 07/05/2021

**Property Type:** Subdivided Flat - Single OYO Flat



**6/47 Acland St ST KILDA 3182 (REI)**

Agent Comments

2 1 1

**Price:** \$683,000

**Method:** Private Sale

**Date:** 07/08/2021

**Property Type:** Apartment

**Account** - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545