

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

2/12 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb St Kilda

Period - From 25/06/2019

to

24/06/2020

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	38/87 Alma Rd ST KILDA EAST 3183	\$400,000	20/06/2020
2	224/163 Fitzroy St ST KILDA 3182	\$385,500	08/05/2020
3	9/52 Fitzroy St ST KILDA 3182	\$375,000	28/05/2020

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:

25/06/2020 11:31



Rooms: 2
Property Type: Apartment
Land Size: 44 sqm approx
Agent Comments

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Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
25/06/2019 - 24/06/2020: \$550,000

Comparable Properties



38/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$400,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Apartment



224/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$385,500
Method: Private Sale
Date: 08/05/2020
Property Type: Apartment



9/52 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 28/05/2020
Property Type: Apartment