## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/64 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$445,000								
Median sale price									
Median price	\$520,000	Property Type Unit			Sub	urb St Kilda			
Period - From	01/07/2024	to	30/09/2024	Sour	ce REI	/			

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	210/36 Porter St PRAHRAN 3181	\$450,000	26/08/2024
2	315/70 Queens Rd MELBOURNE 3004	\$441,000	20/05/2024
3			

OR

**B**<sup>\*</sup> 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:

28/10/2024 12:20



#### \* Professionals





**Property Type:** Apartment Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$445,000 Median Unit Price September quarter 2024: \$520,000

# **Comparable Properties**



210/36 Porter St PRAHRAN 3181 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 26/08/2024 Property Type: Apartment



315/70 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

Agent Comments



Price: \$441,000 Method: Private Sale Date: 20/05/2024 Property Type: Apartment

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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014

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