

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

33/149 Fitzroy Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$556,000 House Unit X Suburb St Kilda

Period - From 01/07/2017 to 30/09/2017 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	8C/21 The Esplanade ST KILDA 3182	\$488,000	29/10/2017
2	110/4-7 Shakespeare Gr ST KILDA 3182	\$470,000	13/10/2017
3	43/64 Fitzroy St ST KILDA 3182	\$470,000	23/08/2017

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.~~



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



8C/21 The Esplanade ST KILDA 3182 (REI)

Agent Comments



Price: \$488,000

Method: Auction Sale

Date: 29/10/2017

Rooms: -

Property Type: Apartment



110/4-7 Shakespeare Gr ST KILDA 3182 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 13/10/2017

Rooms: 2

Property Type: Apartment



43/64 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 23/08/2017

Rooms: -

Property Type: Apartment