

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 76/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$555,000 House Unit X Suburb St Kilda

Period - From 01/07/2017 to 30/06/2018 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	13/15-17 Charnwood Rd ST KILDA 3182	\$413,500	04/07/2018
2	9/197 Inkerman St ST KILDA 3182	\$410,000	25/05/2018
3	204/24 Crimea St ST KILDA 3182	\$400,000	07/06/2018

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.



1
 1
 1

Rooms:

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2018: \$555,000

Comparable Properties



13/15-17 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$413,500

Method: Private Sale

Date: 04/07/2018

Rooms: -

Property Type: Apartment



9/197 Inkerman St ST KILDA 3182 (VG)

Agent Comments

1
 -
 -

Price: \$410,000

Method: Sale

Date: 25/05/2018

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



204/24 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Sold Before Auction

Date: 07/06/2018

Rooms: -

Property Type: Apartment