

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

3/151-153 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$577,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2018

to

31/03/2018

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	2/26 Wellington St ST KILDA 3182	\$630,000	09/12/2017
2	8/24 Dalgety St ST KILDA 3182	\$624,000	02/02/2018
3	16/45-47 Hotham St ST KILDA EAST 3183	\$621,000	08/04/2018

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.

3/151-153 Fitzroy Street, St Kilda Vic 3182



Marcus Peters
03 9534 8014
0418 337 051

marcuspeters@whiting.com.au

Indicative Selling Price

\$620,000

Median Unit Price

March quarter 2018: \$577,000



Rooms:

Property Type: Flat

Land Size: 3729.013 sqm approx

Agent Comments

Comparable Properties



2/26 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: Apartment



8/24 Dalgety St ST KILDA 3182 (VG)

Agent Comments



Price: \$624,000

Method: Sale

Date: 02/02/2018

Rooms: -

Property Type: Strata Unit/Flat



16/45-47 Hotham St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$621,000

Method: Auction Sale

Date: 08/04/2018

Rooms: 3

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821
95254086

Generated: 19/05/2018 14:03



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.