

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

418/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$320,000

&

\$350,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2019

to 30/09/2019

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 | 504/6 St Kilda Rd ST KILDA 3182 | \$350,000 | 19/08/2019 |
| 2 | 1/233 Dandenong Rd WINDSOR 3181 | \$342,500 | 11/08/2019 |
| 3 | 102/200 St Kilda Rd ST KILDA 3182 | \$324,000 | 16/08/2019 |

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:

21/11/2019 15:45



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Rooms: 2
Property Type: Apartment
Land Size: 43 sqm approx
 Agent Comments

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Indicative Selling Price
 \$320,000 - \$350,000
Median Unit Price
 September quarter 2019: \$487,500

Comparable Properties



504/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$350,000
Method: Private Sale
Date: 19/08/2019
Property Type: Apartment



1/233 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$342,500
Method: Private Sale
Date: 11/08/2019
Property Type: Apartment



102/200 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$324,000
Method: Private Sale
Date: 16/08/2019
Property Type: Apartment