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

317/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price $359,000

Median sale price

Median price	$590,000	Property Type	Unit	Suburb	St Kilda
Period - From	01/07/2020	to	30/06/2021	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	420/163 Fitzroy St ST KILDA 3182	$367,000	14/08/2021
2	212/163 Fitzroy St ST KILDA 3182	$350,000	06/05/2021
3	308/22 Chatham St PRAHRAN 3181	$350,000	22/05/2021

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: 30/09/2021 09:34

317/163 Fitzroy Street, St Kilda Vic 3182

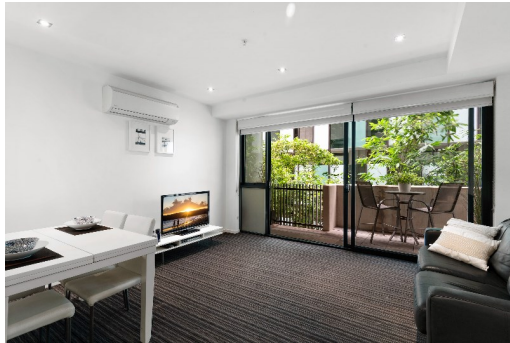James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au

Indicative Selling Price
$359,000
Median Unit Price
Year ending June 2021: $590,000

🛏 1   🛁 1   🚗 1

Property Type: Apartment
Agent Comments

Comparable Properties

420/163 Fitzroy St ST KILDA 3182 (REI)

🛏 1   🛁 1   🚗 1

Price: $367,000
Method: Private Sale
Date: 14/08/2021
Property Type: Apartment

Agent Comments

212/163 Fitzroy St ST KILDA 3182 (VG)

🛏 1   🛁 -   🚗 -

Price: $350,000
Method: Sale
Date: 06/05/2021
Property Type: Subdivided Flat - Single OYO
Flat

Agent Comments

308/22 Chatham St PRAHRAN 3181 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $350,000
Method: Private Sale
Date: 22/05/2021
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140