

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

9/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$595,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

to 31/12/2019

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	408A/33 Inkerman St ST KILDA 3182	\$406,000	22/02/2020
2	102/40-44 Pakington St ST KILDA 3182	\$390,000	10/10/2019
3	215/85 High St PRAHRAN 3181	\$380,000	18/02/2020

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:

01/04/2020 14:31

9/52 Fitzroy Street, St Kilda Vic 3182

GREG HOCKING
PERSICCHETTI

Campbell Kilsby

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Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

December quarter 2019: \$595,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



408A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$406,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 2

Property Type: Apartment



102/40-44 Pakington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 10/10/2019

Property Type: Apartment

Land Size: 1852 sqm approx



215/85 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 18/02/2020

Rooms: 2

Property Type: Apartment

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



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.