

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	318/181 Fitzroy Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$485,000

Median sale price

Median price	\$523,500	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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 2206/3 St Kilda Rd ST KILDA 3182 \$480,000 02/05/2019 2 309/78 Inkerman St ST KILDA 3182 \$480,000 14/06/2019 3

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765





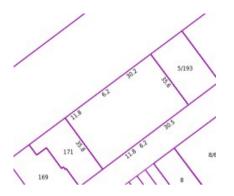
202/152 Peel St WINDSOR 3181

\$476,000

18/02/2019

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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$485,000 **Median Unit Price** June quarter 2019: \$523,500

Comparable Properties

2206/3 St Kilda Rd ST KILDA 3182 (VG)





Price: \$480,000 Method: Sale Date: 02/05/2019

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



309/78 Inkerman St ST KILDA 3182 (REI)



Price: \$480,000 Method: Private Sale Date: 14/06/2019

Rooms: -

Property Type: Apartment

Agent Comments



202/152 Peel St WINDSOR 3181 (REI/VG)





Price: \$476,000 Method: Private Sale Date: 18/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

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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.

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