

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

17/149 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$498,000

Median sale price

Median price \$523,500

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2019

to

30/06/2019

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	105/505 St Kilda Rd MELBOURNE 3004	\$500,000	19/04/2019
2	13/24-26 Milton St ELWOOD 3184	\$499,000	23/02/2019
3	309/78 Inkerman St ST KILDA 3182	\$480,000	14/06/2019

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.



1 1 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$498,000
Median Unit Price
June quarter 2019: \$523,500

Comparable Properties



105/505 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

Price: \$500,000
Method: Sale
Date: 19/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



13/24-26 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$499,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Apartment



309/78 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$480,000
Method: Private Sale
Date: 14/06/2019
Rooms: -
Property Type: Apartment