

Claudio Perruzza
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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

17/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$385,000

&

\$423,500

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	5/45 Clyde St ST KILDA 3182	\$420,000	05/07/2019
2	7/52 Fitzroy St ST KILDA 3182	\$410,000	19/02/2019
3	401/129 Fitzroy St ST KILDA 3182	\$395,000	11/07/2019

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
 2

Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$385,000 - \$423,500
Median Unit Price
 June quarter 2019: \$523,500

Comparable Properties



5/45 Clyde St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$420,000
Method: Private Sale
Date: 05/07/2019
Rooms: -
Property Type: Apartment



7/52 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$410,000
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: Apartment



401/129 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

1
 1
 -

Price: \$395,000
Method: Private Sale
Date: 11/07/2019
Rooms: -
Property Type: Apartment