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

26/52 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 | & | $420,000

Median sale price

| Median price | $593,250 | Property Type | Unit | Suburb | St Kilda |
| Period - From | 01/10/2020 | to | 31/12/2020 | 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 25/52 Fitzroy St ST KILDA 3182	$430,000	24/03/2021
2 5/32 Fitzroy St ST KILDA 3182	$425,000	12/12/2020
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.

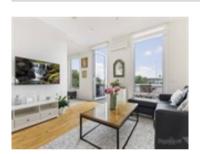This Statement of Information was prepared on: 13/04/2021 15:52

CONSUMER AFFAIRS VICTORIA

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
December quarter 2020: $593,250

Comparable Properties

25/52 Fitzroy St ST KILDA 3182 (REI)

1   1   1

Price: $430,000
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment

Agent Comments

5/32 Fitzroy St ST KILDA 3182 (REI/VG)

1   1   -

Price: $425,000
Method: Private Sale
Date: 12/12/2020
Property Type: Apartment

Agent Comments

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 - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000