

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

324/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$555,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2022 to 31/12/2022 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	15/207 Canterbury Rd ST KILDA WEST 3182	\$371,000	11/11/2022
2	701/6 St Kilda Rd ST KILDA 3182	\$370,000	15/12/2022
3	913/74 Queens Rd MELBOURNE 3004	\$367,500	28/11/2022

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:

19/01/2023 11:24



Property Type:

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

December quarter 2022: \$555,500

Comparable Properties



15/207 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$371,000

Method: Sold Before Auction

Date: 11/11/2022

Property Type: Apartment



701/6 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 15/12/2022

Property Type: Apartment



913/74 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$367,500

Method: Sold Before Auction

Date: 28/11/2022

Rooms: 3

Property Type: Apartment