

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

56/151 Fitzroy Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

15/1-5 Martin Street St Kilda VIC 3182	\$780,000	30-Jan-21
310/55 Queens Road Melbourne VIC 3004	\$795,000	21-Jan-21
7/94 Tennyson Street Elwood VIC 3184	\$820,000	18-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 24 February 2021

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



15/1-5 Martin Street St Kilda VIC 3182

3 1 1

Sold Price

^{RS} **\$780,000**

Sold Date

30-Jan-21

Distance

1.12km



310/55 Queens Road Melbourne VIC 3004

3 2 2

Sold Price

^{RS} **\$795,000**

Sold Date

21-Jan-21

Distance

1.3km



7/94 Tennyson Street Elwood VIC 3184

3 1 1

Sold Price

\$820,000

Sold Date

18-Dec-20

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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