

## 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

220/163 FITZROY STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

202/72 ACLAND STREET ST KILDA VIC 3182	\$415,000	21-Nov-23
906/74 QUEENS ROAD MELBOURNE VIC 3004	\$435,000	20-Sep-23
208/36 PORTER STREET PRAHRAN VIC 3181	\$415,000	21-Nov-23

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.~~

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**202/72 ACLAND STREET ST KILDA VIC 3182** Sold Price **\$415,000** Sold Date **21-Nov-23**

1 1 -

Distance **0.88km**



**906/74 QUEENS ROAD MELBOURNE VIC 3004** Sold Price **\$435,000** Sold Date **20-Sep-23**

1 1 1

Distance **0.75km**



**208/36 PORTER STREET PRAHRAN VIC 3181** Sold Price **\$415,000** Sold Date **21-Nov-23**

1 1 1

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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