

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

305/157 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2020

to

30/09/2021

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	12/5 Redan St ST KILDA 3182	\$340,000	17/11/2021
2	10/233 Canterbury Rd ST KILDA WEST 3182	\$340,000	03/11/2021
3	305/64 Wellington St ST KILDA 3182	\$337,500	07/12/2021

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:

13/01/2022 10:26

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Indicative Selling Price
\$335,000

Median Unit Price

Year ending September 2021: \$580,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



12/5 Redan St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Unit



10/233 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 03/11/2021

Property Type: Apartment



305/64 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$337,500

Method: Private Sale

Date: 07/12/2021

Property Type: Apartment