

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	805/181 Fitzroy Street, St Kilda Vic 3182
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Indicative selling price

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

Single price \$589,000

Median sale price

Median price	\$550,000	House		Unit	X	Suburb	St Kilda
Period - From	01/04/2017	to	31/03/2018	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	6/149 Fitzroy St ST KILDA 3182	\$595,000	21/04/2018
2	30/69 Wellington St ST KILDA 3182	\$580,000	24/03/2018
3	24/149 Fitzroy St ST KILDA 3182	\$571,000	21/04/2018

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.



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$589,000

Median Unit Price

Year ending March 2018: \$550,000

Comparable Properties



6/149 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$595,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 3

Property Type: Apartment

30/69 Wellington St ST KILDA 3182 (VG)

Agent Comments

 1  -  -

Price: \$580,000

Method: Sale

Date: 24/03/2018

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



24/149 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$571,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 3

Property Type: Apartment