

## 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

801/181 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)

Single price \$2,500,000

**Median sale price**

Median price \$540,000

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2017

to

31/12/2017

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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

**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.

801/181 Fitzroy Street, St Kilda Vic 3182



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**Indicative Selling Price**

\$2,500,000

**Median Unit Price**

December quarter 2017: \$540,000



 3  2  Double garage

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 204 sqm approx

**Agent Comments**

## Comparable Properties

702/5 Alma Rd ST KILDA 3182 (VG)

**Agent Comments**

 3  -  -

**Price:** \$2,400,000

**Method:** Sale

**Date:** 31/12/2017

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat

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.