

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

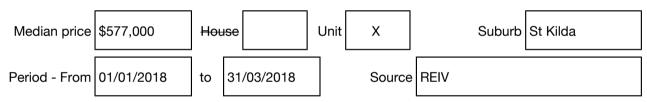
105/181 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between	\$780,000	&	\$800,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	G02/55 Wellington St ST KILDA 3182	\$835,000	17/03/2018
2	10/145 Fitzroy St ST KILDA 3182	\$761,000	28/04/2018
3	46/62 Wellington St ST KILDA 3182	\$750,000	29/03/2018

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$780,000 - \$800,000 Median Unit Price March quarter 2018: \$577,000

Comparable Properties



G02/55 Wellington St ST KILDA 3182 (REI)



Price: \$835,000 Method: Auction Sale Date: 17/03/2018 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$761,000 Method: Auction Sale Date: 28/04/2018 Rooms: 4 Property Type: Apartment

46/62 Wellington St ST KILDA 3182 (REI)



Agent Comments



Date: 29/03/2018 Rooms: -Property Type: Apartment

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