Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Single price \$439,500

Median sale price

Median price \$530,000	Pro	pperty Type Uni	t		Suburb	St Kilda
Period - From 01/10/2022	to	30/09/2023	Soi	urce	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

1	713/163 Fitzroy St ST KILDA 3182	\$480,000	23/09/2023
2	310/181 Fitzroy St ST KILDA 3182	\$455,000	07/06/2023
3	1302/6 St Kilda Rd ST KILDA 3182	\$452,500	08/08/2023

OR

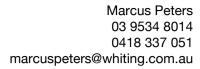
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2023 14:51



Date of sale





Indicative Selling Price \$439,500 **Median Unit Price** Year ending September 2023: \$530,000





Comparable Properties



713/163 Fitzroy St ST KILDA 3182 (REI)





Price: \$480,000 Method: Private Sale Date: 23/09/2023

Property Type: Apartment

Agent Comments



310/181 Fitzroy St ST KILDA 3182 (VG)





Price: \$455,000 Method: Sale

Date: 07/06/2023 Property Type: Strata Unit/Flat Agent Comments



1302/6 St Kilda Rd ST KILDA 3182 (REI/VG)



Price: \$452.500 Method: Private Sale Date: 08/08/2023

Property Type: Apartment

Agent Comments

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



