

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

14/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$650,000

&

\$670,000

Median sale price

Median price

\$542,750

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2023

to

30/06/2023

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	111/10 Porter St PRAHRAN 3181	\$665,000	30/07/2023
2	6/8 Southey St ELWOOD 3184	\$655,000	01/08/2023
3	311/40-44 Pakington St ST KILDA 3182	\$650,000	30/08/2023

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:

20/09/2023 13:03



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$670,000

Median Unit Price

June quarter 2023: \$542,750

Comparable Properties



111/10 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  2  1

Price: \$665,000

Method: Private Sale

Date: 30/07/2023

Property Type: Apartment



6/8 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 01/08/2023

Property Type: Apartment



311/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 30/08/2023

Property Type: Apartment

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