

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

112/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/03/2024 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	36/1a St Kilda Rd ST KILDA 3182	\$548,888	06/02/2024
2	2/70 Union St WINDSOR 3181	\$515,000	25/05/2024
3	20/75 Queens Rd MELBOURNE 3004	\$507,000	24/02/2024

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:

12/07/2024 10:06



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2024: \$481,000

Comparable Properties



36/1a St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$548,888
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment



2/70 Union St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$515,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Apartment

20/75 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$507,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment

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