

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

25/64 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$557,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2019

to 30/06/2020

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	22/197 Canterbury Rd ST KILDA WEST 3182	\$517,500	14/08/2020
2	10/1 St Kilda Rd ST KILDA 3182	\$493,000	01/07/2020
3	14/170-174 St Kilda Rd ST KILDA 3182	\$480,000	07/06/2020

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:

07/10/2020 09:20



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
Year ending June 2020: \$557,500

Comparable Properties



22/197 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

Price: \$517,500
Method: Sold After Auction
Date: 14/08/2020
Property Type: Apartment



10/1 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$493,000
Method: Private Sale
Date: 01/07/2020
Property Type: Apartment



14/170-174 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$480,000
Method: Sale
Date: 07/06/2020
Property Type: Subdivided Flat - Single OYO
Flat