

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

5/44 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2018

to

31/12/2018

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	3C/21 The Esplanade ST KILDA 3182	\$520,000	16/10/2018
2	20/44 Fitzroy St ST KILDA 3182	\$504,000	16/02/2019
3	26/151 Fitzroy St ST KILDA 3182	\$450,000	18/11/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending December 2018: \$530,000

Comparable Properties

**3C/21 The Esplanade ST KILDA 3182 (REI/VG)** Agent Comments**Price:** \$520,000**Method:** Private Sale**Date:** 16/10/2018**Rooms:** -**Property Type:** Apartment**20/44 Fitzroy St ST KILDA 3182 (REI)** Agent Comments**Price:** \$504,000**Method:** Auction Sale**Date:** 16/02/2019**Rooms:** -**Property Type:** Apartment**26/151 Fitzroy St ST KILDA 3182 (VG)** Agent Comments**Price:** \$450,000**Method:** Sale**Date:** 18/11/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)