Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
--	-----------	-----------	------------	-------------	---------------	--------------

Single price \$420,000

Median sale price

Median price	\$520,000	Pro	operty Type Unit	:		Suburb	St Kilda
Period - From	01/07/2024	to	30/09/2024	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	4/51 Chapel St ST KILDA 3182	\$392,500	06/10/2024
2	603/18 Grey St ST KILDA 3182	\$375,000	18/09/2024
3	2/64 Fitzroy St ST KILDA 3182	\$417,500	30/08/2024

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:

30/10/2024 09:40



woodards 🚾





Property Type: Apartment Agent Comments

Indicative Selling Price \$420,000 Median Unit Price September quarter 2024: \$520,000

Comparable Properties



Price: \$392,500 Method: Private Sale Date: 06/10/2024

Property Type: Apartment

----1

603/18 Grey St ST KILDA 3182 (REI)

4/51 Chapel St ST KILDA 3182 (REI)



Price: \$375,000 Method: Private Sale Date: 18/09/2024 Property Type: Apartment

2/64 Fitzroy St ST KILDA 3182 (REI)

|---| 1 **|---|** 1

Agent Comments

Agent Comments

Agent Comments

Price: \$417,500 Method: Private Sale Date: 30/08/2024 Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.