# 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
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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





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