

# 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

207/129 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

### Median sale price

Median price

\$546,000

Property Type

Unit

Suburb

St Kilda

Period - From

27/04/2019

to

26/04/2020

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 | 9/34 Crimea St ST KILDA 3182   | \$333,500 | 23/11/2019   |
| 2 | 18/127 GREY St ST KILDA 3182   | \$330,000 | 05/03/2020   |
| 3 | 11/34 Crimea St ST KILDA 3182  | \$330,000 | 05/12/2019   |

**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:

27/04/2020 13:57



**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

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**Indicative Selling Price**

\$335,000

**Median Unit Price**

27/04/2019 - 26/04/2020: \$546,000

## Comparable Properties



**9/34 Crimea St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$333,500

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Apartment



**18/127 GREY St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 05/03/2020

**Rooms:** 2

**Property Type:** Apartment



**11/34 Crimea St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$330,000

**Method:** Sale

**Date:** 05/12/2019

**Property Type:** Strata Unit/Flat