Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	207/129 Fitzroy Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$335,000

Median sale price

Median price	\$546,000	Pro	perty 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

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.

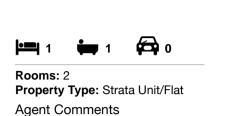
This Statement of Information was prepared on:	27/04/2020 13:57



Date of sale



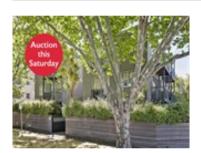
Dean Lang 9536 9202



0457 588 858 dlang@bigginscott.com.au 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)

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Price: \$333,500 **Method:** Auction Sale **Date:** 23/11/2019

Property Type: Apartment

Agent Comments



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

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Price: \$330,000 Method: Private Sale Date: 05/03/2020

Rooms: 2

Property Type: Apartment

Agent Comments



11/34 Crimea St ST KILDA 3182 (VG)

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Price: \$330,000 **Method:** Sale **Date:** 05/12/2019

Property Type: Strata Unit/Flat

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



