

Bradley Perin
9536 9202
bperin@bigginscott.com.au

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 6/149 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 & \$480,000

Median sale price

Median price \$540,000 House Unit X Suburb St Kilda

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

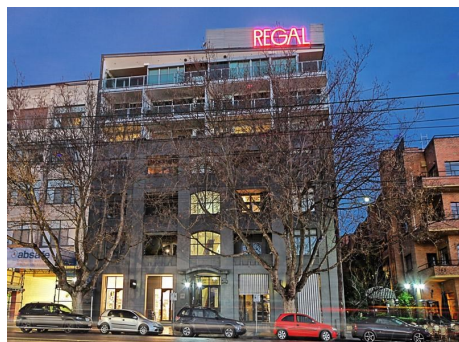
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/48 Tennyson St ELWOOD 3182	\$511,000	17/03/2018
2	1/31 York St ST KILDA WEST 3182	\$490,000	22/02/2018
3	2/3 Goldsmith St ELWOOD 3184	\$488,000	14/10/2017

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.

Bradley Perin
9536 9202
bperin@bigginandscott.com.au



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
December quarter 2017: \$540,000

Comparable Properties



2/48 Tennyson St ELWOOD 3182 (REI)

Agent Comments

1 1 1

Price: \$511,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 2
Property Type: Apartment



1/31 York St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

Price: \$490,000
Method: Sold Before Auction
Date: 22/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1029 sqm approx



2/3 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$488,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment