

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

113/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$561,300 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 to 30/09/2020 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	306/519-539 St Kilda Rd MELBOURNE 3004	\$569,000	13/10/2020
2	135/135 Inkerman St ST KILDA 3182	\$562,600	27/07/2020
3	401A/33 Inkerman St ST KILDA 3182	\$550,000	06/10/2020

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: 13/11/2020 10:34

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Rooms: 3
Property Type: Apartment
Land Size: 67 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median Unit Price
September quarter 2020: \$561,300

Comparable Properties



306/519-539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$569,000
Method: Private Sale
Date: 13/10/2020
Property Type: Apartment



135/135 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$562,600
Method: Private Sale
Date: 27/07/2020
Property Type: Apartment



401A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 06/10/2020
Property Type: Apartment