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 betweer	\$540,000		&		\$570,000					
Median sale pi	rice									
Median price	\$561,300	Pro	operty Type	Unit			Suburb	St Kilda		
Period - From	01/07/2020	to	30/09/2020		So	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.

Ad	dress 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







Rooms: 3 Property Type: Apartment Land Size: 67 sqm approx Agent Comments Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

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)



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



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



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



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



3182 (REI) Agent Comments

Agent Comments

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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.