

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

15/145 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$542,500

Property Type Unit

Suburb St Kilda

Period - From 01/01/2022

to 31/12/2022

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	3/1a Pilley St ST KILDA EAST 3183	\$760,000	05/01/2023
2	2/70 Patterson St MIDDLE PARK 3206	\$738,300	28/02/2023
3	4/16 Charnwood Rd ST KILDA 3182	\$700,000	01/03/2023

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:

16/03/2023 10:50

15/145 Fitzroy Street, St Kilda Vic 3182



Marcus Willson
03 9534 8014
0415 767 110

mwillson@whiting.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2022: \$542,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/1a Pilley St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 05/01/2023

Property Type: Apartment



2/70 Patterson St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$738,300

Method: Private Sale

Date: 28/02/2023

Property Type: Apartment



4/16 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 01/03/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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