

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

12/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$430,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2021

to 30/09/2021

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 | 312A/33 Inkerman St ST KILDA 3182 | \$430,000 | 11/11/2021 |
| 2 | 1009/610 St Kilda Rd MELBOURNE 3004 | \$410,000 | 20/10/2021 |
| 3 | 10/52 Fitzroy St ST KILDA 3182 | \$400,000 | 13/12/2021 |

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:

21/01/2022 09:30



 1
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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$400,000 - \$430,000
Median Unit Price
 September quarter 2021: \$565,000

Comparable Properties



312A/33 Inkerman St ST KILDA 3182 (REI/VG) **Agent Comments**

 1
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Price: \$430,000
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment



1009/610 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**

 1
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Price: \$410,000
Method: Sale
Date: 20/10/2021
Property Type: Subdivided Flat - Single OYO Flat



10/52 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1
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Price: \$400,000
Method: Private Sale
Date: 13/12/2021
Property Type: Apartment