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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$430,000			
Median sale pr	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2021	to	30/09/2021		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	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









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



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



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



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



10/52 Fitzroy St ST KILDA 3182 (REI)

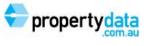


Agent Comments

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

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765





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