

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

29/44 Fitzroy Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

82/151 Fitzroy Street St Kilda VIC 3182	\$1,040,000	11-Sep-19
2/12 Wimbledon Avenue Elwood VIC 3184	\$990,000	30-Nov-19
7/7 Ardoch Avenue St Kilda East VIC 3183	\$927,000	27-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 17 February 2020



82/151 Fitzroy Street St Kilda VIC 3182

Sold Price

^{RS} **\$1,040,000**

Sold Date

11-Sep-19

 2  1  1

Distance

0.29km



2/12 Wimbledon Avenue Elwood VIC 3184

Sold Price

^{RS} **\$990,000**

Sold Date

30-Nov-19

 2  1  1

Distance

1.78km



7/7 Ardoch Avenue St Kilda East VIC 3183

Sold Price

\$927,000

Sold Date

27-Nov-19

 2  1  1

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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