

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

4/14-16 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$360,000

&

\$395,000

Median sale price

Median price

\$555,000

House

Unit

X

Suburb

St Kilda

Period - From

01/07/2017

to

30/06/2018

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	207/109 Inkerman St ST KILDA 3182	\$385,000	31/05/2018
2	201/131 Acland St ST KILDA 3182	\$375,000	30/05/2018
3	26/180 Barkly St ST KILDA 3182	\$370,000	29/05/2018

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.



1
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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$360,000 - \$395,000
Median Unit Price
 Year ending June 2018: \$555,000

Comparable Properties



207/109 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$385,000
Method: Private Sale
Date: 31/05/2018
Rooms: -
Property Type: Apartment



201/131 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$375,000
Method: Sold Before Auction
Date: 30/05/2018
Rooms: 1
Property Type: Apartment



26/180 Barkly St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$370,000
Method: Private Sale
Date: 29/05/2018
Rooms: -
Property Type: Apartment