

#### 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	4/14-16 Fitzroy Street, St Kilda Vic 3182
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$360,000 & \$395,000	Range between	\$360,000	&	\$395,000
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#### Median sale price

Median price	\$555,000	Hou	se	Unit	х	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.

Add	dress 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.





Account - Bell RE Belgrave | P: 03 9754 6888





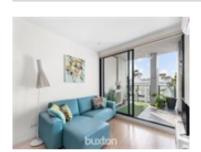


Property Type: Strata Unit/Flat

**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)

Price: \$385,000 Method: Private Sale Date: 31/05/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



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





Price: \$375,000

Method: Sold Before Auction

Date: 30/05/2018

Rooms: 1

Property Type: Apartment

**Agent Comments** 



26/180 Barkly St ST KILDA 3182 (REI)

**———** 1





Price: \$370,000 Method: Private Sale Date: 29/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

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Generated: 08/08/2018 10:42



