

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

415/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$500,000

&

\$539,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/12/2020

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	113/163 Fitzroy St ST KILDA 3182	\$545,000	09/12/2020
2			
3			

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:

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Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au

Indicative Selling Price

\$500,000 - \$539,000

Median Unit Price

Year ending December 2020: \$570,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



113/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 09/12/2020

Property Type: Apartment

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.