

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

52/64 Fitzroy Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2017

to

30/09/2018

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	22/12 Acland St ST KILDA 3182	\$875,000	05/05/2018
2	103/65 Wellington St ST KILDA 3182	\$867,000	28/04/2018
3	30/64 Fitzroy St ST KILDA 3182	\$832,000	21/07/2018

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.

Grace Le-Francke

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Indicative Selling Price

\$760,000 - \$830,000

Median Unit Price

Year ending September 2018: \$540,000


 2
  2
  2
Rooms:**Property Type:** Penthouse
Apartment**Agent Comments**

A rare opportunity to secure one of St Kilda's hidden gems! With uninterrupted sweeping views across the St Kilda skyline, The Iconic George Building and St Kilda Beach. The home also possesses air rights to build an additional rooftop terrace STCA.

Comparable Properties

**22/12 Acland St ST KILDA 3182 (VG)****Agent Comments**
 2
  -
  -
Price: \$875,000**Method:** Sale**Date:** 05/05/2018**Rooms:** -**Property Type:** Strata Unit/Flat**103/65 Wellington St ST KILDA 3182 (REI/VG)****Agent Comments**
 2
  1
  1
Price: \$867,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** Apartment**30/64 Fitzroy St ST KILDA 3182 (REI)****Agent Comments**
 2
  1
  2
Price: \$832,000**Method:** Auction Sale**Date:** 21/07/2018**Rooms:** -**Property Type:** Apartment