

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

401/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$555,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2022

to

31/12/2022

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	14/3 Alfred Sq ST KILDA 3182	\$713,950	06/11/2022
2	303/63 Acland St ST KILDA 3182	\$707,500	01/04/2023
3	205/72 Acland St ST KILDA 3182	\$690,000	04/03/2023

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:

13/04/2023 13:06



Property Type: House (Res)
Land Size: 2230 sqm approx
Agent Comments

Indicative Selling Price
 \$690,000 - \$720,000
Median Unit Price
 December quarter 2022: \$555,500

Comparable Properties



14/3 Alfred Sq ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$713,950
Method: Private Sale
Date: 06/11/2022
Property Type: Unit



303/63 Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$707,500
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit



205/72 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Apartment