

## 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

23/145 FITZROY STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

12/167 FITZROY STREET ST KILDA VIC 3182	\$438,000	25-Mar-22
76/151 FITZROY STREET ST KILDA VIC 3182	\$505,000	02-Mar-22
21/64 FITZROY STREET ST KILDA VIC 3182	\$482,500	18-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 28 May 2022



**12/167 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

**\$438,000**

Sold Date

**25-Mar-22**



1



1



1

Distance

**0.18km**



**76/151 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**02-Mar-22**



1



1



1

Distance

**0.06km**



**21/64 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

**\$482,500**

Sold Date

**18-Apr-22**



3



1



1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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