# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/52 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	ı/underquotir	ng					
Single price	e \$795,000									
Median sale price										
Median price	\$487,500	Pro	operty Type Uni	t		Suburb	St Kilda			
Period - From	01/07/2019	to	30/09/2019	Sou	ırce	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.

Ado	dress of comparable property	Price	Date of sale
1	17/185 Barkly St ST KILDA 3182	\$790,000	18/06/2019
2	1/9-11 Vale St ST KILDA 3182	\$777,000	16/11/2019
3	8/76 Carlisle St ST KILDA 3182	\$715,000	06/07/2019

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:

18/11/2019 09:28









Property Type: Apartment Agent Comments Indicative Selling Price \$795,000 Median Unit Price September quarter 2019: \$487,500

# **Comparable Properties**



17/185 Barkly St ST KILDA 3182 (REI/VG)

1/9-11 Vale St ST KILDA 3182 (REI)

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Price: \$790,000 Method: Private Sale Date: 18/06/2019 Rooms: 5 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$777,000 Method: Auction Sale Date: 16/11/2019 Property Type: Apartment

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8/76 Carlisle St ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$715,000 Method: Auction Sale Date: 06/07/2019 Property Type: Townhouse (Res)

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.