

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

3/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2019

to

30/09/2019

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	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



2 1 1

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)

Agent Comments

2 2 1

Price: \$790,000

Method: Private Sale

Date: 18/06/2019

Rooms: 5

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$777,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$715,000

Method: Auction Sale

Date: 06/07/2019

Property Type: Townhouse (Res)