

## 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

202/125 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 413/163 Fitzroy Street St Kilda VIC 3182    | \$369,000 | 11-Oct-21 |
| 402/181-185 St Kilda Road St Kilda VIC 3182 | \$370,000 | 11-Jan-22 |
| 17/23 Irwell Street St Kilda VIC 3182       | \$368,000 | 08-Oct-21 |

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: 24 January 2022

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**413/163 Fitzroy Street St Kilda VIC 3182**

Sold Price

**\$369,000**

Sold Date

**11-Oct-21**

1

1

1

Distance

**0.21km****402/181-185 St Kilda Road St Kilda VIC 3182**

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date

**11-Jan-22**

1

1

1

Distance

**0.54km****17/23 Irwell Street St Kilda VIC 3182**

Sold Price

**\$368,000**

Sold Date

**08-Oct-21**

1

1

1

Distance

**0.87km****1/240 Barkly Street St Kilda VIC 3182**

Sold Price

<sup>RS</sup> **\$390,000** <sup>UN</sup>

Sold Date

**02-Dec-21**

1

1

1

Distance

**1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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