

# 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

17/12 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)

Range between \$465,000

&

\$511,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/03/2020

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 | 34/64 Fitzroy St ST KILDA 3182 | \$514,000 | 16/01/2020   |
| 2 | 34/64 Fitzroy St ST KILDA 3182 | \$514,000 | 16/01/2020   |
| 3 | 18C/1 Eildon Rd ST KILDA 3182  | \$483,000 | 23/04/2020   |

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:

13/07/2020 12:24

17/12 Fitzroy Street, St Kilda Vic 3182



Grace Le-Francke

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**Indicative Selling Price**

\$465,000 - \$511,000

**Median Unit Price**

March quarter 2020: \$620,000



2 1 1

**Property Type:** Apartment

**Land Size:** 50 sqm approx

**Agent Comments**

Catalina- Just a short stroll to the beach!

## Comparable Properties



**34/64 Fitzroy St ST KILDA 3182 (VG)**

**Agent Comments**

2 - -

**Price:** \$514,000

**Method:** Sale

**Date:** 16/01/2020

**Property Type:** Subdivided Flat - Single OYO Flat



**34/64 Fitzroy St ST KILDA 3182 (VG)**

**Agent Comments**

2 - -

**Price:** \$514,000

**Method:** Sale

**Date:** 16/01/2020

**Property Type:** Subdivided Flat - Single OYO Flat



**18C/1 Eildon Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$483,000

**Method:** Private Sale

**Date:** 23/04/2020

**Property Type:** Apartment

**Account - Wilson** | P: 03 9525 4166 | F: 03 9534 0765



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.