

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

106/181 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

407/181 FITZROY STREET ST KILDA VIC 3182	\$625,000	25-Oct-23
706/13 WELLINGTON STREET ST KILDA VIC 3182	\$630,000	20-Sep-23
37/352 CANTERBURY ROAD ST KILDA VIC 3182	\$625,000	15-Dec-23

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.

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**407/181 FITZROY STREET ST
 KILDA VIC 3182**

2 1 -

Sold Price **\$625,000** Sold Date **25-Oct-23**

Distance **0km**



**706/13 WELLINGTON STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$630,000** Sold Date **20-Sep-23**

Distance **0.32km**



**37/352 CANTERBURY ROAD ST
 KILDA VIC 3182**

2 1 2

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **15-Dec-23**

Distance **0.41km**

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

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