

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

10/52 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000

&

\$425,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2021

to

30/06/2021

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	206/24 Crimea St ST KILDA 3182	\$425,000	15/08/2021
2	2203/3-5 St Kilda Rd ST KILDA 3182	\$405,000	17/08/2021
3	102/25-29 Alma Rd ST KILDA 3182	\$391,000	15/07/2021

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:

15/09/2021 18:50



Rooms: 2
Property Type: Apartment
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginandscott.com.au

Indicative Selling Price
\$390,000 - \$425,000
Median Unit Price
June quarter 2021: \$632,500

Comparable Properties



206/24 Crimea St ST KILDA 3182 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 15/08/2021
Property Type: Apartment



2203/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 17/08/2021
Property Type: Apartment



102/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$391,000
Method: Private Sale
Date: 15/07/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336