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## 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

47/151 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

\$750,000

&

\$780,000

### Median sale price

Median price

\$520,000

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2018

to

31/03/2019

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	2/362 Carlisle St BALACLAVA 3183	\$780,000	28/04/2019
2	2/358 Beaconsfield Pde ST KILDA WEST 3182	\$760,000	10/03/2019
3	105/181 Fitzroy St ST KILDA 3182	\$750,000	10/12/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

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**Indicative Selling Price**  
\$750,000 - \$780,000  
**Median Unit Price**  
Year ending March 2019: \$520,000

## Comparable Properties



**2/362 Carlisle St BALACLAVA 3183 (REI)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 28/04/2019  
**Rooms:** -  
**Property Type:** Apartment



**2/358 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 10/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**105/181 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 10/12/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 2147 sqm approx