

## 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

2/44 FITZROY STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2022

to

31 Mar 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

6/19-21 DALGETY STREET ST KILDA VIC 3182	\$553,000	23-Nov-22
6/70 BARKLY STREET ST KILDA VIC 3182	\$575,000	09-Dec-22

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: 04 April 2023

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**6/19-21 DALGETY STREET ST  
KILDA VIC 3182** 2  1  1

Sold Price

**\$553,000**

Sold Date

**23-Nov-22**

Distance

**0.35km****6/70 BARKLY STREET ST KILDA  
VIC 3182** 2  1  1

Sold Price

**\$575,000**

Sold Date

**09-Dec-22**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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