

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

321/163 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

&

\$418,000

Median sale price

Median price \$519,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2020

to

30/06/2020

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	210/181 Fitzroy St ST KILDA 3182	\$440,000	17/02/2020
2	1/23 Irwell St ST KILDA 3182	\$395,000	18/03/2020
3	204/135 Inkerman St ST KILDA 3182	\$390,000	18/07/2020

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:

05/08/2020 12:23

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Indicative Selling Price
\$390,000 - \$418,000
Median Unit Price
June quarter 2020: \$519,500



Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Comparable Properties

210/181 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 17/02/2020
Property Type: Strata Unit/Flat



1/23 Irwell St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 18/03/2020
Property Type: Apartment



204/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 18/07/2020
Property Type: Apartment