

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

11/145 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2021

to 30/09/2021

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	5/16 Charnwood Rd ST KILDA 3182	\$730,000	19/06/2021
2	5/22 Charnwood Cr ST KILDA 3182	\$720,000	23/11/2021
3	2/4 Eildon Ct ST KILDA 3182	\$715,000	02/11/2021

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:

15/12/2021 10:57



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

September quarter 2021: \$565,000

Comparable Properties



5/16 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit



5/22 Charnwood Cr ST KILDA 3182 (REI)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 23/11/2021

Property Type: Apartment



2/4 Eildon Ct ST KILDA 3182 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 02/11/2021

Property Type: Apartment