

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

16/193 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$439,500

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2022

to 30/09/2023

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 | 21/44 Fitzroy St ST KILDA 3182 | \$493,333 | 14/08/2023 |
| 2 | 2/58a Westbury St ST KILDA EAST 3183 | \$485,000 | 12/08/2023 |
| 3 | 10/3 Cowderoy St ST KILDA WEST 3182 | \$480,000 | 11/09/2023 |

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:

28/10/2023 12:15

Marcus Peters
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Indicative Selling Price

\$439,500

Median Unit Price

Year ending September 2023: \$530,000



 1  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



21/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  -

Price: \$493,333

Method: Private Sale

Date: 14/08/2023

Property Type: Apartment



2/58a Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  -

Price: \$485,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Apartment



10/3 Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  -

Price: \$480,000

Method: Private Sale

Date: 11/09/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014