

# 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

306/129 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)

Single price

\$469,000

### Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

30/09/2020

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	14/44 Fitzroy St ST KILDA 3182	\$497,000	17/11/2020
2	1/14 Crimea St ST KILDA 3182	\$400,000	27/11/2020
3	58/1a St Kilda Rd ST KILDA 3182	\$394,000	18/11/2020

**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:

30/11/2020 12:51



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$469,000

**Median Unit Price**

Year ending September 2020: \$572,500

## Comparable Properties



**14/44 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments

1 1 -

**Price:** \$497,000

**Method:** Private Sale

**Date:** 17/11/2020

**Property Type:** Apartment



**1/14 Crimea St ST KILDA 3182 (REI)**

Agent Comments

1 1 -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 27/11/2020

**Property Type:** Apartment



**58/1a St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments

1 1 1

**Price:** \$394,000

**Method:** Private Sale

**Date:** 18/11/2020

**Property Type:** Apartment