



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

201/163 Fitzroy Street, St Kilda, 3182

Indicative selling price

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

Single price

or range between

\$690,000.00

&

\$720,000.00

Median sale price

Median price

\$542,750.00

Property type

Unit/Apartment

Suburb

ST KILDA

Period - From

Apr 2023

to

Jun 2023

Source

Source REIV

Comparable property sales

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

205/72 Acland St ST KILDA 3182

\$690,000.00

5/03/2023

401/163 Fitzroy St ST KILDA 3182

\$735,000.00

9/05/2023

601-605 St Kilda Rd MELBOURNE 3004

\$700,000.00

28/06/2023

This Statement of Information was prepared on: Monday 31st July 2023