

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

21/145 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

11/16 CHARNWOOD ROAD ST KILDA VIC 3182	\$689,000	21-May-24
6/88 BARKLY STREET ST KILDA VIC 3182	\$670,000	15-May-24
61/151 FITZROY STREET ST KILDA VIC 3182	\$650,100	02-May-24

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 6 months.~~

This Statement of Information was prepared on: 14 June 2024

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11/16 CHARNWOOD ROAD ST KILDA VIC 3182

2 1 -

Sold Price ^{RS} **\$689,000** Sold Date **21-May-24**

Distance **0.61km**



6/88 BARKLY STREET ST KILDA VIC 3182

2 1 -

Sold Price ^{RS} **\$670,000**^{UN} Sold Date **15-May-24**

Distance **0.51km**



61/151 FITZROY STREET ST KILDA VIC 3182

2 1 1

Sold Price ^{RS} **\$650,100**^{UN} Sold Date **02-May-24**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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