

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

47A Fawkner Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	80b Spray St ELWOOD 3184	\$1,225,000	25/10/2023
2	4/4 Mary St WINDSOR 3181	\$1,221,000	23/10/2023
3	38 Havelock St ST KILDA 3182	\$1,160,000	09/12/2023

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:

13/03/2024 10:07



Property Type: Land

Agent Comments

Comparable Properties



80b Spray St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 25/10/2023

Property Type: Townhouse (Res)

Land Size: 79 sqm approx



4/4 Mary St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,221,000

Method: Sold Before Auction

Date: 23/10/2023

Property Type: House (Res)



38 Havelock St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 148 sqm approx