### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 47A Fawkner Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,707,500	Pro	operty Type	House			Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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



# **JellisCraig**





Property Type: Land Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$1,707,500

## **Comparable Properties**



80b Spray St ELWOOD 3184 (REI/VG)



Price: \$1,225,000 Method: Auction Sale Date: 25/10/2023 Property Type: Townhouse (Res) Land Size: 79 sqm approx Agent Comments



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

2 2



Price: \$1,221,000 Method: Sold Before Auction Date: 23/10/2023 Property Type: House (Res)



38 Havelock St ST KILDA 3182 (REI/VG)



Price: \$1,160,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 148 sqm approx Agent Comments

Agent Comments

#### Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



propertydata

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