

# 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 510/163 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)

Range between \$325,000 & \$340,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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 | 36/3 Herbert St ST KILDA 3182    | \$340,000 | 21/02/2023   |
| 2 | 22/12 Fitzroy St ST KILDA 3182   | \$340,000 | 24/01/2023   |
| 3 | 203/129 Fitzroy St ST KILDA 3182 | \$326,000 | 01/05/2023   |

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: 07/07/2023 10:57



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$325,000 - \$340,000

**Median Unit Price**

March quarter 2023: \$515,000

## Comparable Properties



**36/3 Herbert St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 21/02/2023

**Property Type:** Apartment



**22/12 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 24/01/2023

**Property Type:** Unit



**203/129 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$326,000

**Method:** Private Sale

**Date:** 01/05/2023

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255