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 61/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1/31 Charnwood Rd ST KILDA 3182	\$636,000	17/02/2024
2	407/181 Fitzroy St ST KILDA 3182	\$625,000	25/10/2023
3	106/181 Fitzroy St ST KILDA 3182	\$600,000	05/02/2024

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:

16/04/2024 13:00







Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending March 2024: \$530,000

Comparable Properties



1/31 Charnwood Rd ST KILDA 3182 (REI/VG) Agent Comments



Price: \$636,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

407/181 Fitzroy St ST KILDA 3182 (REI/VG) Agent Comments



* Professionals

Price: \$625,000 Method: Private Sale Date: 25/10/2023 Property Type: Apartment

106/181 Fitzroy St ST KILDA 3182 (REI)



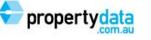
(REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 05/02/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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