

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

109/181 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2017

to

31/12/2017

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	4/167 Fitzroy St ST KILDA 3182	\$700,000	28/12/2017
2	12.04/55 Queens Rd MELBOURNE 3004	\$700,000	02/01/2018
3	217/181 Fitzroy St ST KILDA 3182	\$670,000	15/11/2017

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.

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Indicative Selling Price

\$660,000

Median Unit Price

December quarter 2017: \$540,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



4/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 28/12/2017

Rooms: -

Property Type: Apartment



12.04/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 02/01/2018

Rooms: 5

Property Type: Apartment

217/181 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 15/11/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO
Flat