

# 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 501/129 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)

Single price \$3,500,000

### Median sale price

Median price \$542,750

Property Type Unit

Suburb St Kilda

Period - From 01/04/2023

to 30/06/2023

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	52/225 Beaconsfield Pde MIDDLE PARK 3206	\$3,805,000	30/06/2023
2			
3			

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:

06/09/2023 12:28

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**Indicative Selling Price**

\$3,500,000

**Median Unit Price**

June quarter 2023: \$542,750



 3  2  2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**52/225 Beaconsfield Pde MIDDLE PARK 3206 (REI)**

Agent Comments

 3  2  2

**Price:** \$3,805,000

**Method:** Sold Before Auction

**Date:** 30/06/2023

**Property Type:** Unit

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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