

## 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

523/163 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) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

2/1 Lambeth Place St Kilda VIC 3182	\$630,000	17-Aug-19
71/3 Alfred Square St Kilda VIC 3182	\$650,000	19-Aug-19
3/26-28 Blessington Street St Kilda VIC 3182	\$640,000	23-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 16 October 2019

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**2/1 Lambeth Place St Kilda VIC 3182** Sold Price **\$630,000** Sold Date **17-Aug-19**

2 1 1

Distance **0.72km**



**71/3 Alfred Square St Kilda VIC 3182** Sold Price **\$650,000** Sold Date **19-Aug-19**

2 1 1

Distance **0.77km**



**3/26-28 Blessington Street St Kilda VIC 3182** Sold Price **\$640,000** Sold Date **23-Apr-19**

2 1 1

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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