

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

301/34 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$524,500 Property Type Unit Suburb St Kilda

Period - From 10/05/2022 to 09/05/2023 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	1702/505 St Kilda Rd MELBOURNE 3004	\$3,100,000	30/11/2022
2	1402/505 St Kilda Rd MELBOURNE 3004	\$3,015,000	01/04/2023
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: 10/05/2023 11:36



3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Plus off street parking

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median Unit Price

10/05/2022 - 09/05/2023: \$524,500

Comparable Properties



1702/505 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

3 3 2

Price: \$3,100,000

Method: Private Sale

Date: 30/11/2022

Property Type: Apartment



1402/505 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

4 3 2

Price: \$3,015,000

Method: Private Sale

Date: 01/04/2023

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999