

# 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 47A Fawkner 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	80b Spray St ELWOOD 3184	\$1,225,000	25/10/2023
2	4/4 Mary St WINDSOR 3181	\$1,221,000	23/10/2023
3	38 Havelock St ST KILDA 3182	\$1,160,000	09/12/2023

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: 03/04/2024 10:41

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2023: \$1,707,500



2 2 1

**Property Type:** House

Agent Comments

## Comparable Properties



**80b Spray St ELWOOD 3184 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 25/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 79 sqm approx



**4/4 Mary St WINDSOR 3181 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,221,000

**Method:** Sold Before Auction

**Date:** 23/10/2023

**Property Type:** House (Res)



**38 Havelock St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 148 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393