

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

82/151 Fitzroy Street, St Kilda, VIC 3182

Indicative selling price

\$1,000,000 - \$1,100,000

Range between

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

Median sale price

Median price
\$ 513,372

Unit

*Delete house or unit as applicable

Suburb
ST KILDA

Period
01/02/2019 - 31/07/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**1401/81 QUEENS ROAD
MELBOURNE**

2 2 2

Sold Prior To Auction \$1,073,000
Date Sold 07/04/2019
Land 109 sqm



**9/5 ROBE STREET
ST KILDA**

3 1 2

Normal Sale \$986,500
Date Sold 02/03/2019
Land 1299 sqm



**208/315 BEACONSFIELD PARADE
ST KILDA WEST**

2 2 2

Normal Sale \$1,150,000
Date Sold 04/07/2019
Land 3180 sqm

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