

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

103/125 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2021 to 31/03/2021 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	13/37 Greville St PRAHRAN 3181	\$340,000	04/05/2021
2	12/1 Ellesmere Rd WINDSOR 3181	\$342,500	20/02/2021
3	7/75 Westbury St ST KILDA EAST 3183	\$310,000	10/02/2021

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:

14/07/2021 08:58



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Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
March quarter 2021: \$575,000

Comparable Properties



13/37 Greville St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$340,000
Method: Private Sale
Date: 04/05/2021
Property Type: Apartment



12/1 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$342,500
Method: Auction Sale
Date: 20/02/2021
Rooms: 3
Property Type: Apartment



7/75 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 10/02/2021
Property Type: Apartment