

# 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

18/38 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)

Single price \$595,000

### Median sale price

Median price \$565,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2021

to 30/09/2021

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	214/40-44 Pakington St ST KILDA 3182	\$592,500	20/11/2021
2	35/33-34 Queens Rd MELBOURNE 3004	\$555,000	30/11/2021
3	509/15 Clifton St PRAHRAN 3181	\$550,000	25/11/2021

**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:

07/12/2021 11:36

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**Indicative Selling Price**

\$595,000

**Median Unit Price**

September quarter 2021: \$565,000



2   1   1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



214/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments

2   2   1

**Price:** \$592,500

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Unit



35/33-34 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2   1   2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 30/11/2021

**Property Type:** Apartment



509/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2   2   1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 25/11/2021

**Property Type:** Apartment

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