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	e cons	sumer.vic.go	v.au/underquo	ting		
Single price	e \$595,000						
Median sale p	rice						
Median price	\$565,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/07/2021	to	30/09/2021	Sc	ource	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.

Ado	dress 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









Rooms: 3 Property Type: Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$595,000 **Median Unit Price** September quarter 2021: \$565,000

Comparable Properties



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



Price: \$592,500 Method: Auction Sale Date: 20/11/2021 Property Type: Unit

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



Price: \$555,000 Method: Private Sale Date: 30/11/2021 Property Type: Apartment



509/15 Clifton St PRAHRAN 3181 (REI)



Agent Comments

Price: \$550.000 Method: Private Sale Date: 25/11/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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